

COMPANY PROFILE



OUR MISSION

YOU HAVE A VISION
WE HAVE A WAY
TO
GET YOU THERE

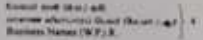
OUR VISION

Our projects range from simple vernacular to high tech complex structures which demand a variety of architectural styles and concepts. Inspired by contemporary trends in architecture and technology, we are committed to explore new horizons in architecture in order to achieve the best of each project. In the process we are committed to offer the best and most up-to-date service which is appropriate to specific project and the client.

OUR STORY

RAPA is an architectural firm based in Colombo - Sri Lanka, working on a range of different projects from more than 10 years. We are active in many field of architecture in its various scales, working in national and international context.

The practice is based on an efficient organizational structure through the use of technical and operational excellence resources. Also exchange philosophy is employed at every level, to enable design and management leaders to collaborate and contribute their individual expertise.



WZ08104

number of pages _____
 number of figures _____
 Certificate No. _____ } W _____

208104

1. Registered office <i>අනුමැත කාර්යාලය</i> The Business Name	RAPA CHARTERED ARCHITECTS	5. ප්‍රධාන ස්ථාන <i>අනුමැත ප්‍රධාන ස්ථාන</i> The Principal Place of the Business	105,1/1 RAJA MAIWATHA, RATHMALANA
	ARCHITECTURAL CONSULTANCY FIRM	6. විශේෂ ස්ථාන <i>විශේෂ ස්ථාන</i> If particular Branch Office/Stores or Warehouse is prevailing the Address	***
2. Commenced business effective <i>අනුමැත කාර්යාලය</i> The Commenced Date of the Business		5. සමත් වූ දිනය <i>අනුමැත දිනය</i> The Date of Commencement of the Business	2017.02.10

14. *** Canada Small Business Mutual will mutual about (collectively referred to as the *Businesses*) they include among themselves by agreement at all times/interest. If the Business is carried on under any other Name, such other Business Name

[illegible]

COMPANY REGISTRATION & PARTNERSHIP AGREEMENT

COMPANY REGISTRATION & PARTNERSHIP AGREEMENT

NAYANA NANDANIE SILVA (LL.B.),
Attorney-at-Law &
Notary Public,
23/4,
St. Rita's Road
Mount Lavinia

Code No. 50249
Second Copy to Delkanda - Nuwegoda



No :- 781

PARTNERSHIP AGREEMENT

THIS PARTNERSHIP AGREEMENT made on this 10th day of July - 2018 by and between

- (1) RATHNAYAKE MUDIYANSELAGE THILINA GAYAN RATHNAYAKE (Holder of NIC No. 862801750V) of "Thilina", Madugamulla, Obbegoda, Monaragala (hereinafter called and referred to as the Party of the First Part)
- (2) MUTHUNAYAKAGE KANISHKA PADMAPANI (Holder of NIC No. 198331502820) of 105 1/1, Raja Mawatha, Ratmalana (hereinafter called and referred to as the Party of the Second Part)

WITNESSETH :-

WHEREAS under and by virtue of certificate of registration No. W/208104 dated 08th June 2018 the parties of the First and second Parts have registered a firm under the name and style of RAPA CHARTERED ARCHITECTS having its principle place of business at No. 105 1/1, Raja Mawatha, Ratmalana, Sri Lanka.

AND WHEREAS for the purpose of carrying on the said business as a partnership the First and Second Parties have agreed to enter into this partnership agreement under the covenants, terms, conditions and stipulation hereinafter set out.

NOW THIS AGREEMENT WITNESSETH that said RATHNAYAKE MUDIYANSELAGE THILINA GAYAN RATHNAYAKE and MUTHUNAYAKAGE KANISHKA PADMAPANI do hereby mutually covenant and agree with each other to become and be partners in the trade or business set out below (hereinafter sometimes referred to as the said business) and otherwise doing the said business upon and subject to the terms, conditions and stipulations express in the following articles that is to say :-

- (1) The name of the partnership shall be RAPA CHARTERED ARCHITECTS and the general nature of the partnership shall be ARCHITECTURAL CONSULTANCY FIRM as heretofore stated.

Fourthly in repayment to each of the partners the amount of capital brought by them in to the said partnership and
Lastly the surplus of the said moneys shall be divided between
The said partners equally.

IN WITNESS WHEREOF Parties of the First, Second and third Part set their hands hereunto and to two others of the same tenor and date as these presents at Mount Lavinia on this 10th day of July in the year 2018.

WITNESSES

[Signature]



[Signature]

Party of the First Part

2 *[Signature]*



[Signature]

Party of the Second Part

I HAKKINIGE NAYANA NANDANIE SILVA of Colombo in the Democratic Socialist Republic of Sri Lanka Notary public, by lawful authority duly admitted and practicing, do hereby certify and attest that the foregoing instrument having been duly read over and explained by me the said Notary to the within named Party of the First Part and the Party of the Second part both have signed, illegibly, all of whom are known to me and they have signed in the presence of the subscribing witnesses of Ranasingha Arachchige Thivanka Tharaka (holder of nation identity card bearing No. 952150081V) of No.47/27, Vijitha Pura, Kumbukawatha, Gonapala Junction and Gorakanage Shashika Shiranjalee Fernando (Holder of National Identity card bearing No. 866040575V) of No. 105/ 1/1, Raja Mawatha, Ratmalana both have signed illegibly and both are known by the Party of the First Part and the Party of the Second Part and the subscribing witnesses hereto both of whom are known to me and the same was signed by the said executants by the said witnesses and also by me the said Notary in my presence and in the presence of one another all being present together at the same time at Colombo on this 10th day of July Two Thousand and Eighteen (2018).

WHICH I ATTEST

Date of attestation
10th day of July 2018



[Signature]
NOTARY PUBLIC

OUR SERVICES



entitlement

We start out all projects identifying any jurisdictional requirements that may be placed on a project, including any public hearings that may be required for zoning, special use permits, zoning adjustments that may be desired or required. We define the capacity of the site, setbacks, zoning requirements and limitations, and required presentations to neighborhood associations. Every location will have different requirements. Before any design work begins, the necessary due diligence is required.



architectural design

The way we design does not follow a rigid formula or cookie cutter process. We question everything during the process and are always looking for better materials, methods and options. We work directly with the client in a collaborative effort to meet their needs and achieve their goals.



architectural illustration

There are a number of illustration techniques we utilize depending on the proposed purpose, from conceptual sketches to highly detailed and realistic renderings. A rendering can convey a concept or present an image of the finished project. They can also assist the client in obtaining financing, preleasing or attracting investors. That includes quick conceptual sketches, high quality photo realistic images, animated walk through/flyby's and massing studies.

OUR SERVICES



interior design

Interior design completes the project and goes a long way in defining the image or identifying the structure. Our entire design team collaborates with the client in defining the image and how to achieve it in the selection of colors, materials, textures, and finishes.



permitting

With years of experience in dealing with the various government regulations, we have a thorough understanding of planning, zoning and code requirements. With the relationships developed over the years, we are, on occasion, able to expedite the process



construction documentation

Clear construction documents are critical for a variety of reasons: in the bidding process to obtain clear and competitive bids; in the construction process to assure the design intent is clearly and concisely communicated and eventually for maintenance and repairs throughout the life of the structure. To achieve this level of clarity we prepare our documents with close coordination with various consultants, hold regular meetings and joint reviews and periodic quality control checks from start to completion. A contractor bidding one of our projects recently stated, "We bid a lot of projects and this set of documents was the clearest and most detailed set we have seen".

OUR SERVICES



construction administration

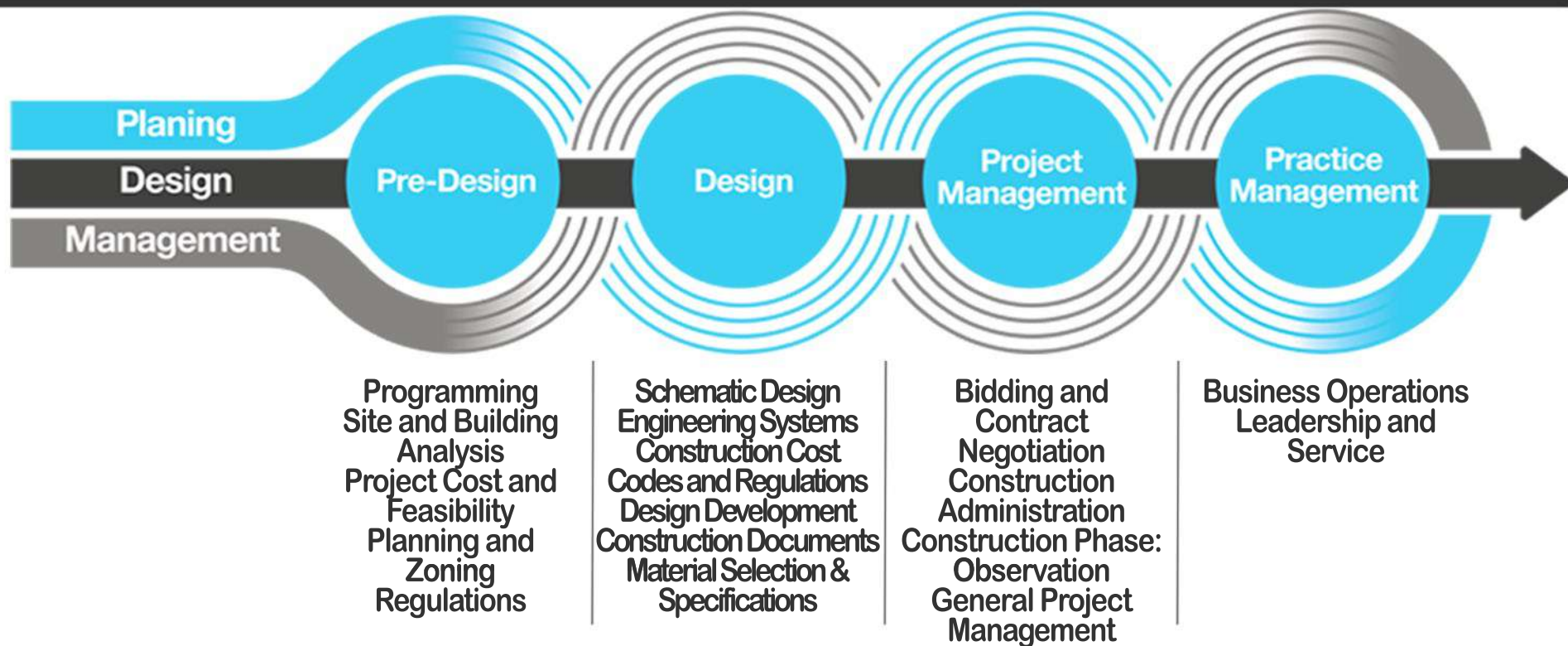
During the construction period, we make ourselves available to the contractor to answer any questions and address any concerns they may have. We are involved during the construction to represent the owner and to respond to any contractor RFI's, to conduct site observation visits, to monitor progress, to prepare any required change orders, to review shop drawings and pay applications.



sustainable design

Responsible design requires attention to sustainable and environmentally sound solutions. We approach every project with that in mind. Practical solutions to design will provide the client with added value over years of use. We are committed to this approach of sustainable, energy efficient, and green solutions.

OUR PROCESS



OUR PROCESS

EVERY PROJECT IS DIFFERENT BUT OUR WAY OF THINKING STAYS THE SAME

listen



We listen to our clients and their needs for expertise. We pay close attention to what's right and relevant

empathize



We always put our clients at the center of our strategy so our work can create real benefits for them.

anticipate



We think not only about what clients say they want, but also how we can anticipate their needs and make the architectural design better

collaborate



Great ideas can come from anywhere, so we and our engineering and construction partners work together as one team.

As the Co-founders and managing partners of RAPA Chartered Architects, They have been leading the design of a wide range of commercial, civic, residencial and institutional projects that have helped redefine and enhance the urban and suburban environments of Sri Lanka. With a focus on integrating architecture and sustainable strategies, they appoache each project as a singular opportunity to explore ideas of environmental, economic and social context and spatial experience.

They have extensive experience in designing projects including adaptive reuse of old buildings, commercial buildings, mixed-use developments, multifamily apartments, retail, hospitality, health care centers and renovations. Notable completed projects that they were involved in include the award winning projects Cafe UFO-Ella and Hotel SICO - Negombo , The Flower Garden Hotel-Ella, Hydro Power Plant Building - Uganda and more.

They are currently working on the notable The Mount apartment project with 35 units at Mount Lavinia , the 15 story Spencer Plaza project at Colombo 03 , 8 story City hotel at Kandy ,Restaurants, Commercial Development for Beach side at Weligama and many more.

OUR LEADERSHIP

THILINA RATHNAYAKA

AIA (SL), B.Arch. (Hons)

co-founder & managing partner

CHARTERED ARCHITECT



KANISHKA PADMAPANI

AIA (SL), B.Arch. (Hons)

co-founder & managing partner

CHARTERED ARCHITECT





OUR FAMILY

PEOPLE MAKE ALL THE DIFFERENCES NICELY.....





Robert Matthew International Design Award - 2nd Best Design Project in Commonwealth Region in 2019

It is a great honor and pleasure to mention that RAPA Chartered Architects was awarded a certificate of commendation in recognition of an innovative Cafe UFO-Ella design for the Robert Matthew Award International Design Competition 2019.

It was organized by Commonwealth Association of Architects (CAA) association with Architectural Association of Kenya (AAK). Among the design submissions of 35 commonwealth countries, Cafe UFO was selected as the second best design project. Award Ceremony was held at Mombasa, -Kenya on 14th of August 2019.



AWARDS & RECOGNITIONS

(international & local)



Global Architect and Builders Award (GABA) - "Most Creative Interior Designer of the year in Sri Lanka 2020"

Approximately 200 interior design submissions were submitted around the world including Sri Lanka and among those, Cafe UFO design project was awarded the winning title "Most Creative Interior Designer of the year -Sri Lanka" @ Global Architect and Builders Award (GABA) -2020 in Hotel Hyatt Regency, Deira, Dubai.





International Contextual Architecture Awards in Memory of Turgut Cansever - Jury Mention 2020

We have awarded with jury mention for the project named “CAFÉ UFO” at the International Contextual Architecture Awards in memory of Turgut Cansever.

It is a privilege, that our design submission was exhibited at the event. The Award Ceremony and Exhibition was held at the Kepez Municipality Erdem Bayazıt Congress Hall in Antalya, Turkey on Tuesday March 3, 2020.



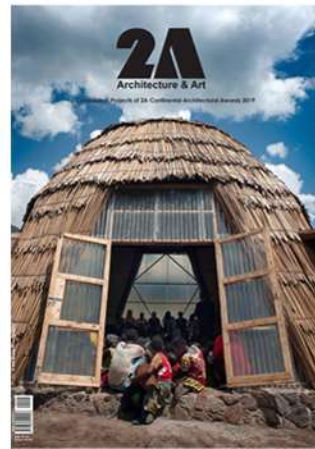
AWARDS & RECOGNITIONS

(international & local)



2A Continental Architecture International Award (2ACAA) - Nominated for Asia-Oceania Award 2019

Our award winning project Cafe UFO was nominated and represented from the Interior Category for Asia-Oceania architecture award in 2A Continental Architecture Award Competition was held on 18th of October 2019 at the Polytechnic University of Madrid, Spain. Our Project was published in 2A magazine (issue 44)-page 80.





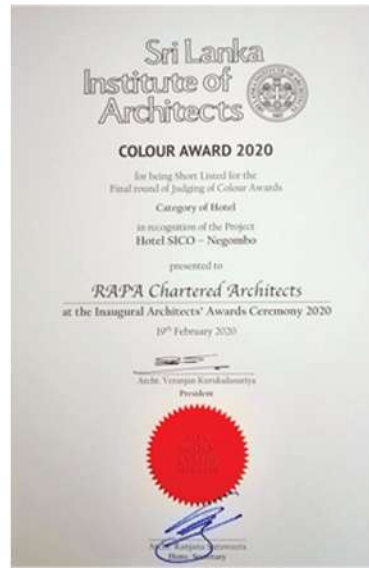
Sri Lanka Institute of Architects (SLIA) Annual Design & Color Awards 2020

Honorable mention for Cafe UFO-Ella

Recognition for Hotel SICO-Negombo

We have received Design Award-Honorable Mention Category of Interior Design in recognition of the project Cafe UFO - Ella and for being short listed for the Color Awards -Category of Hotel in recognition of the project hotel SICO - Negombo. Award Ceremony was held at the BMICH on 19th of February, parallel to the Architect 2020 Exhibition -Inauguration Event.

AWARDS & RECOGNITIONS (international & local)





5th Triennial Geoffrey Bawa Awards for Excellence in Architecture 2019/2021

Honorable mention for Cafe UFO-Ella

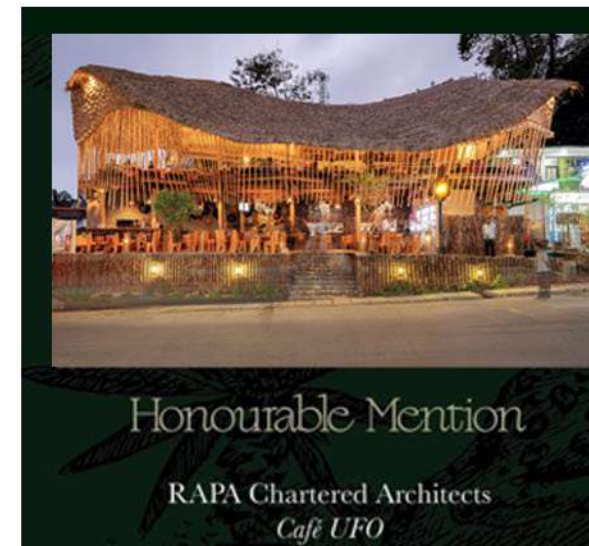
The Geoffrey Bawa Trust announced eight shortlisted winners in the run-up to the 5th Geoffrey Bawa Awards for Excellence in Architecture. This effort is to recognise and reward outstanding architectural work in Sri Lanka. By honouring them, the Trust helps them to advance in their careers and create exposure for them.

“The shortlist is more important than the winner because it is only one person that wins but it’s important to be in the conversation about architecture,” said Geoffrey Bawa Trust Chairperson Channa Daswatte. “However, the Awards ceremony scheduled for this year had to be postponed due to the pandemic situation. The shortlist was selected out of almost 60 entries and the judges had a virtual discussion to finalise the list as one of the judges was abroad.”

AWARDS & RECOGNITIONS

(international & local)

An eminent and celebrated panel of judges including Nadija Thambiah, Barry Bergdoll, Veranjan Kurukulasuriya, and Swarna Mallawarachchi had the difficult task of shortlisting the winners. One of the criteria for eligibility is that the project should be built in Sri Lanka between July 22, 2009, and July 22, 2019. Each judge brings a multitude of disciplines to the table from art and history to engineering and architectural conservation. Prior to the judges’ visit, on-site technical project review is a compulsory part of the process. The awards ceremony was held on July 23, 2021



PROJECT TYPES

Hotels



Restaurants



Mixed-Use



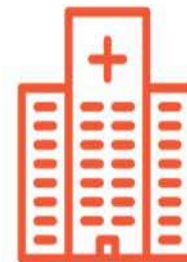
Apartments



Renovations



Health care



Educational



Residential



Housing
Schemes



Banquet
Halls





PROJECT TYPES

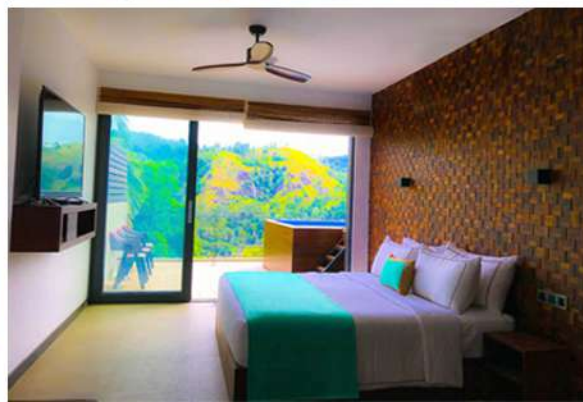
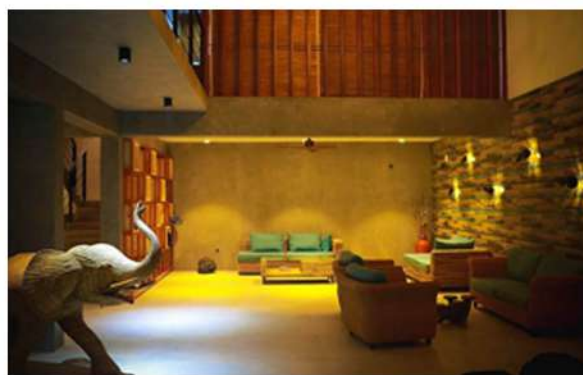
HOTEL SICO
@NEGOMBO
c o m p l e t e d





PROJECT TYPES

FLOWER
GARDEN
HOTEL
@ ELLA
completed





PROJECT TYPES

HOTEL
KANWEL@
MONARAGALA
completed





PROJECT TYPES

**CITY HOTEL
@ KANDY**
o n g o i n g





PROJECT TYPES

**CHALET@
HAPUTHALE**
o n g o i n g





PROJECT TYPES

THE ELEPHANT NEXT DOOR BOUTIQUE RETREAT@ UDAWALAWE

o n g o i n g





CAFE UFO
@ ELLA
completed





**KURUMBA
BAY@
WELIGAMA**
completed





**KURUMBA
BAY@
WELIGAMA**
completed





**KURUMBA
BAY@
WELIGAMA**
completed





RESTAURANT PROJECT@ ATHURUGIRIYA o n g o i n g





PROJECT TYPES

HYDRO
POWER
PLANT
@KAMPALA,
UGANDA
completed





PROJECT TYPES

**SPENCER
PLAZA
(15storey)@
COLOMBO 03**
o n g o i n g





PROJECT TYPES

**COMMERCIAL
BUILDING
(B+4storey) @
RATHNAPURA**
o n g o i n g





PROJECT TYPES

**"THE MOUNT"
APARTMENT
@ Mt:Lavinia
(35 units)**
completed





PROJECT TYPES

**"THE MOUNT"
APARTMENT
@ Mt:Lavinia
(35 units)**
completed





PROJECT TYPES

UNBOUND HOSTEL @ WELIGAMA

completed





PROJECT TYPES

**BANJOS
LAKE @**
BORALESGAMUWA
completed





PROJECT TYPES

**BANJOS
LAKE @**
BORALESGAMUWA
completed





PROJECT TYPES

ROYAL
COURT
@ELLA
completed





PROJECT TYPES

ROYAL
COURT
@CELLA
completed





PROJECT TYPES

**Mr.BANDUSIRI
RESIDENCE @
BANDARAWELA**
c o m p l e t e d

THE MISTY PLOT





PROJECT TYPES

**Mr.BANDUSIRI
RESIDENCE @
BANDARAWELA**
c o m p l e t e d





PROJECT TYPES

**Mr.BANDUSIRI
RESIDENCE @
BANDARAWELA**
c o m p l e t e d





PROJECT TYPES

**Mr.BANDUSIRI
RESIDENCE @
BANDARAWELA**
c o m p l e t e d





PROJECT TYPES

Mr.BANDUSIRI
RESIDENCE @
BANDARAWELA
c o m p l e t e d





PROJECT TYPES

Mr.BANDUSIRI
RESIDENCE @
BANDARAWELA
c o m p l e t e d





PROJECT TYPES

Mr.BANDUSIRI
RESIDENCE @
BANDARAWELA
c o m p l e t e d





PROJECT TYPES

Mr.BANDUSIRI
RESIDENCE @
BANDARAWELA
c o m p l e t e d





PROJECT TYPES

LUXURY
HOUSE @
BOKUNDARA
completed





PROJECT TYPES

**LUXURY
HOUSE @
BOKUNDARA**
completed





PROJECT TYPES

LUXURY
HOUSE @
BOKUNDARA
completed





PROJECT TYPES

**LUXURY
HOUSE @
BOKUNDARA**
completed





PROJECT TYPES

**LUXURY
HOUSE @
BOKUNDARA**
completed





PROJECT TYPES

**Mr. NAMAL
HOUSE @
COLOMBO 06**
c o m p l e t e d





PROJECT TYPES

**EARTHY
CUBE @
VEYANGODA**
completed





PROJECT TYPES

**DHARSHANA
HOUSE @
KOTTAWA**
c o m p l e t e d





PROJECT TYPES

**Mr. ARUNA
HOUSE @
PAGODA**
c o m p l e t e d





PROJECT TYPES

**Mr. DINUSHA
HOUSE @
KADAWATHA**
c o m p l e t e d





PROJECT TYPES

**Mr. ASANKA
HOUSE @
KIRIBATHGODA**
c o m p l e t e d





PROJECT TYPES

Mr. PRIYANTHA
HOUSE @
BUTTALA
o n g o i n g





PROJECT TYPES

Mrs. YAMUNA HOUSE @ THALAWATHUGODA

o n g o i n g





PROJECT TYPES

**Mr. AJITH
HOUSE @
PAPILIYANA**
c o m p l e t e d





PROJECT TYPES

PARAMOUNT RESIDENCE @ KANDY (15 houses) approval stage





PROJECT TYPES

HOUSING SCHEME @ Kiribathgoda o n g o i n g





PROJECT TYPES

HOUSING SCHEME @MALAMBE FOR METRO HOMES (PVT)

approval stage



GET IN TOUGH



Chartered Architects

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