Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

65419436
9282102586

SB CONSULTANTS

11, Theradi Street, Pallikaranai, Chennai- 600 100
Email : m_shankarengineer@yahoo.co.in
structuralshankar@gmail.com

Date: 6/11/2025

Er. M.SHANKAR, M.Tech(Struct), MIE, MISSE, FMACCE (I) .
Chartered/ Structural engineer
Registered Structural Engineer Grade-I

STRUCTURAL STABILITY CERTIFICATE

The detailed engineering and structure design of the proposed residential building in Plot Numbers: A1 to A6, B1 to B6, C1 to C6, D1 to D5 and Villas :23 to 45 (23 Villas) at **"PALM BEACH PHASE-II"** comprised in Survey No. **219/4D1,4D2,4E,4F,4G,5A1B,15 & 16** situated at Nemmeli Village, Thiruporur Taluk, Chengalpettu District has been done by us based on the report of geotechnical investigation (soil test) done by Falcon Industrial Testing Laboratory Pvt Ltd with Test Report No: **TR2312075 dated 23.09.2025** and considering the functional requirement of the Building.

2.It is certified that among other factors, the proposed building has been designed to resist earthquake. We have checked various parameters and found that the proposed building would be safe.

3.We certify that:

(i) The Minimum Grade of Cement is M-25

(ii) The design and analysis has ben done using the code of practice for palin and reinforced concrete as per IS 456, design loads as per IS Codes NO: IS 875 and design earthquake resistant structure as per IS Code No: IS 1893 2002.

4. The Building will be safe and sound when used for the purpose for which it is designed.

Er.M. SHANKAR, M.Tech(Struct),MIE, MISSE, FMACCE
CMDA Regd. Structural Engineer GR-I (SE-I)
Reg No. SE/I/2024/4/0037
SB CONSULTANTS
No.11, Theradi Street, Pallikaranai, Chennai-600 100.
Cell: 9282102586 / 9952050643
Email: structshankar97@yahoo.com

As per Structural Design Calculation

These Buildings (Ground + First Floor) are designed for all forces as per code.

The soil brownish Silty Dense Fine Sand mixed with gravels.

The Foundation depth proposed at 2.20m and SBC at this depth Is 140KN/m2

Isolated and Combined footing proposed for foundation.

LOADING:

1. Floor	:	3KN/m2
2. Roof	:	1.5 KN/m2
Concrete	:	M-25
Steel	:	Fe 500
Earth Quake Zone	:	III

Clear Cover:

Footing	:	50mm
Columns	:	25mm
Beam	:	40mm
Floor Slab	:	20mm
Roof Slab	:	25mm
Development Length	:	40d+ 10d
Type of Foundation	:	Shallow Foundation

We certify that the building is designed as Earthquake Resistant Building. we will frequently inspect the site for quality of materials and construction.

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The Building is designed as per IS codes:

IS 875	:	For Loads Calculation
IS 456-2000	:	Concrete Code
IS 1893-2002	:	Earthquake Resistant Design of Structures.
IS 13920- 1993	:	Ductile Detailing for Earthquake Resistant.
IS 800-2002	:	Steel Code

Reinforcement detailing is proposed as Ductile detailing for Earthquake. We certify that the design is structurally safe and sound. Inspection will ne carried out then and there for quality of materials and construction.

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District Town and Country Planning Office,
Chengalpattu District,
D-Block, fourth Floor,
New District Collectorate Complex,
Vedhanarayanapuram, Venbakkam Post,
Chengalpattu District – 603 111.
E-mail : ddcgldistrict@gmail.com, Phone : 044 - 27422144

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Thiru. M.SHANKAR** has enrolled as **Structural Engineer Grade-I (SE)** with Department of Town and Country Planning who has the qualification of **M.Tech., (Structural Engineering)** and experience in the relevant field for more than **07 years**.

He/She has been given the Registration No. **CGLDIST/SE/Gr-I/2025/02/001 Grade- II to I (Renewed)** on **25.02.2025**. He/She shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MAWS (MA1) Dept. Dated 04.02.2019.

This Registration is valid upto **24.02.2030**.

25/2/25

Assistant Director,
Chengalpattu District



25 FEB 2025

GREATER CHENNAI CORPORATION
TOWN PLANNING DEPARTMENT

PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **Mr. M . Shankar** has been enrolled as **Registered Structural Engineer Grade- I (RSE)** in Greater Chennai Corporation (GCC) who has the qualification of **M.Tech., (Structural Engg**.,) has been renewed for the period up to 08.10.2029

The Registration No. is **RSE102032024** dated **09.10.2024** It is informed herewith to comply with the scope of work, duties and responsibilities as prescribed by the Government of Tamil Nadu in Part – V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(Ms) No.18 MA&WS (MA1) Dept. dated 04.02.2019. and as amended in G.O.(MS) No.16 MA&WS (MA1) Dept, dated 31.01.2020.

This Registration is valid upto **08.10.2029**



GREATER CHENNAI CORPORATION
Dated 9.10.24
TOWN PLANNING DEPARTMENT

Superintending Engineer (TP)
Greater Chennai Corporation.

RGN No: RSE102032024.
Dated : 09.10.2024

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.