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P. PACKIARAJ, ME (STRUCTURAL)
Structural Engineer & Chartered Engineer
Freelance Registered Structural Engineer
Register No: SE/GR - I/2020/09/279; CMDA,
Register No: RSE101242020; Chennai Corporation

Date: 10.03.25

STABILITY CERTIFICATE

The detailed engineering and structure design of the proposed building comprising of stilt + 4 Upper floors at PLOT NO:3, 4 & 5, MUTHU KRISHNAN STREET, BHUVANESHWARARI NAGAR, OLD S.NO:1/109, BLOCK NO: 189, VELACHERY VILLAGE, GUINDY MAMBALAM TALUK, CHENNAI DISTRICT, GREATER CHENNAI CORPORATION, ZONE NO: XII, DIVISION has been done by me based on the report of geotechnical investigation (soil test) done by M/s VRR Engineering Consultant, Manali, Report No: 006/ GT / VRR / 2020 Dated on 20.01.2020 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. I have checked various parameters and found that the proposed building would be safe.

3. I further certify that:

(i) The minimum grade of concrete is M25 (25 N/mm^2)

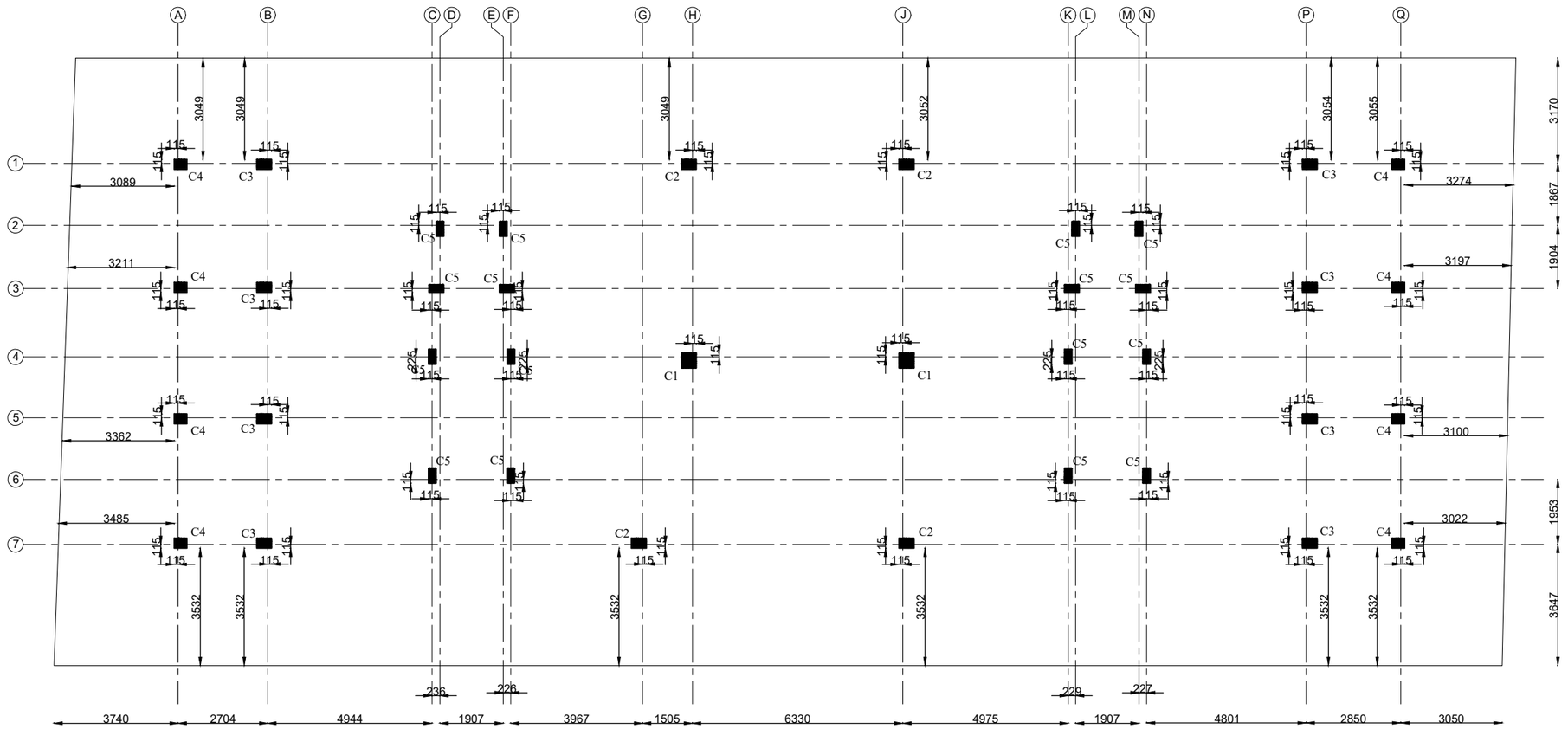
(ii) The design and analysis have been done using the code of practice for plain and reinforced concrete as per IS 456-2000, design loads as per IS code no-13920 - 1993 and design of earthquake resistant structure as per IS code no: 1893 Part-1 -2016.

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

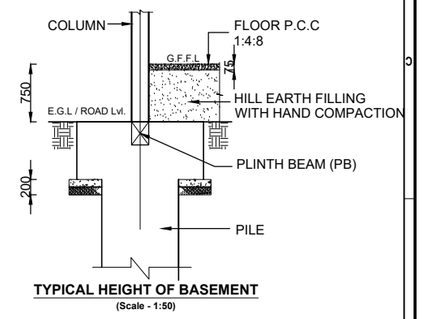
P. PACKIA RAJ, ME(STRUCTURAL)
Reg. No: SE/GR-I/2020/09/279, CMDA
Reg. No:RSE101242020, GCC
Reg. No:AM3033883,Chartered Engineer, IE(India)
No:28, First Kattabomman Street,Taramani,Chenna
Phone No: +919962529802

Stamp and Signature

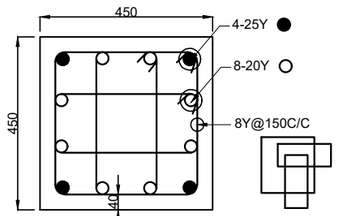
No: 28, First Kattabomman Street, Taramani, Chennai – 600 113.
Phone No: +919962529802: Mail: packiaraj9802@gmail.com



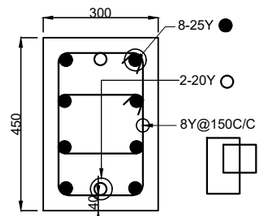
CENTER LINE WITH COLUMN LOCATIONS AT STILT FLOOR LEVEL
(Scale - 1:100)



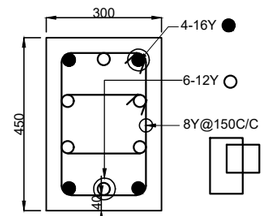
TYPICAL HEIGHT OF BASEMENT
(Scale - 1:50)



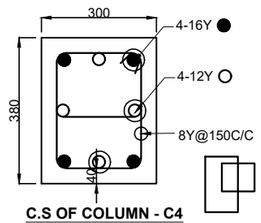
C.S OF COLUMN - C1
(Up to Stilt Floor Roof Level)
(Scale - 1:10)



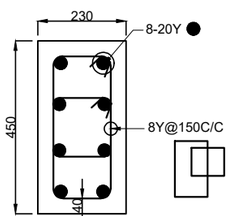
C.S OF COLUMN - C2
(Up to Stilt Floor Roof Level)
(Scale - 1:10)



C.S OF COLUMN - C3
(Up to Stilt Floor Roof Level)
(Scale - 1:10)



C.S OF COLUMN - C4
(Up to Stilt Floor Roof Level)
(Scale - 1:10)



C.S OF COLUMN - C5
(Up to Stilt Floor Roof Level)
(Scale - 1:10)

GRADE OF CONCRETE - M30 for columns
GRADE OF CONCRETE - M25 for footings
GRADE OF CONCRETE - M25 for beams
GRADE OF CONCRETE - M25 for slabs
GRADE OF STEEL - Fe500

1. CONSTRUCTION PARAMETERS:
* NOMINAL COVER TO THE NEAREST REINFORCEMENT (INCLUDING LINKS) WITH ONE HOUR FIRE RESISTANCE.
--->ROOF BEAM - **25mm(1")**; --->PILE & PILE CAP - **50mm(1")**;
---> COLUMN - **40mm(1.5")**; ---> SLAB - **20mm(3/4")**
* LAP LENGTH:
MINIMUM LENGTH - **41xd** (d: least diamater of two bars)
* DEVELOPMENT LENGTH:
MINIMUM LENGTH - **50xd** (d: diamater of bar) (from inner face of the support)

2. SPECIAL NOTES:
* THE BUILDING DESIGN AS A STILT + 4UPPER FLOORS (S+4F) WITH LOADING CONDITION OF 1.5(DL+SL) - SEISMIC LOAD CONDITION AS PER CODAL PROVISION.

3.FOUNDATION:
* GEO TECH REPORT NO: MSGTPL/SI-5539/22-23, DATE: AUG-2022
DONE BY: M/S VRR ENGINEERING CONSULTANT, MANALI NEW DOWN, CHENNAI
TYPE OF FOUNDATION: PILE FOUNDATION
VERTICAL LOAD CAPACITY: 600mm DIA - 900kN - 10.0m DEPTH FROM E.G.L

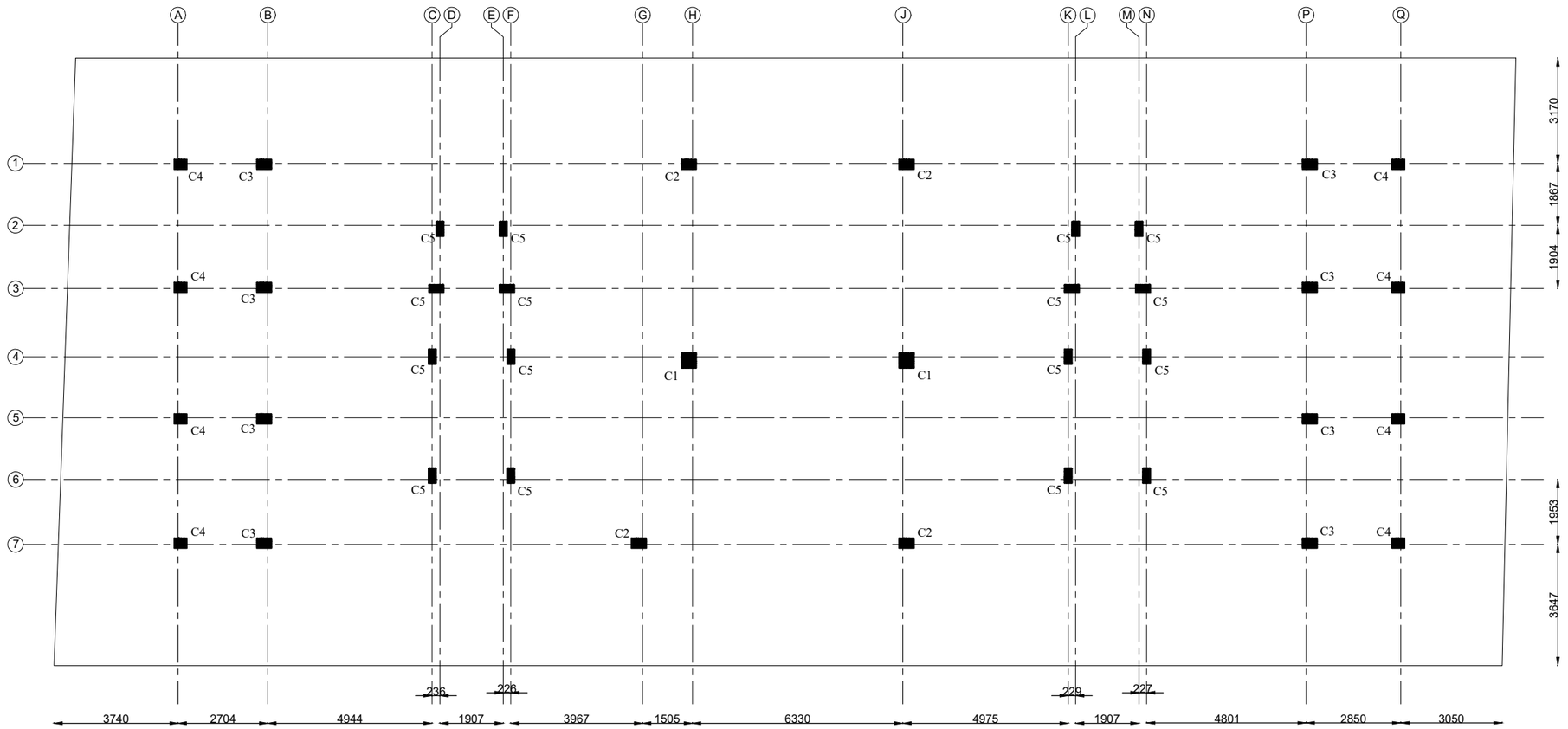
4. DRAWING PARAMETERS:
* ALL DIMENSIONS ARE IN **FEET & INCHES** UNLESS OTHERWISE MENTIONED ON DRG.
* FIGURED DIMENSIONS SHALL BE FOLLOWED.

5. DESIGN PARAMETERS:
* GRADE OF CONCRETE - **M30** For Columns (Confirming to **IS 456-2000**)
* GRADE OF CONCRETE - **M25** For Footings, Roof Beams & Slabs (Confirming to **IS 456-2000**)
* GRADE OF STEEL - **Fy - 500** (Confirming to **IS 1786-1985**)

OWNER'S:	Mrs H B STELLA & Mr G BHARATHI
DEVELOPER:	M/s QUINCE LIVERAS PROPERTIES LLP
ARCHITECT:	
STRUCTURAL:	P.PACKIARAJ B.C.E, B.E(Civil), M.E(Structural), CE(India) GRADE-I Reg. No:SE/GR-I/2020/09/279 - CMDA GRADE-I Reg. No:RSE101242020 - Chennai Corporation REGISTERED: AM3303883, IEI, CHARTERED ENGINEER REGISTERED: TN/MDS/P/383/PAT, BAI MEMBERSHIP: CHENNAI CIVIL ENGINEER ASSOCIATION MEMBERSHIP: CHENNAI LICENZED SURVEYOR ASSOCIATION MEMBERSHIP: THE INSTITUTION OF ENGEER'S (INDIA) MEMBERSHIP: BUILDERS ASSOCIATION OF INDIA
PROJECT:	RESIDENTIAL APARTMENT BUILDING (S+4F) at Bhuvaneshwarari Nagar, Velachery, Chennai — DATE: **20.07.23**
TITLE:	COLUMN LAYOUT WITH DETAILS AT STILT FLOOR LEVEL — SCALE: **1:100**
DRG.No.:	PPR-STR / 642-01 — REV.: **0** — SH.No.: **A3**

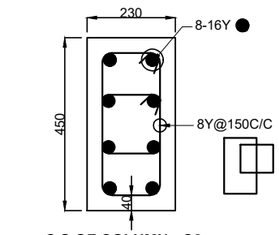
DESIGN: P.PACKIARAJ
B.C.E, B.E(Civil), M.E(Structural)

No: 28, First Kattabomman st, Taramani, Chennai - 600 113.
Contact: +9199625 29802.

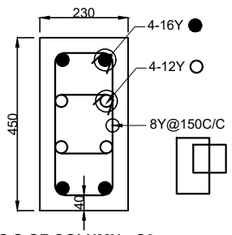


CENTER LINE WITH COLUMN LOCATIONS AT TYPICAL FLOOR LEVELS
(Scale - 1:100)

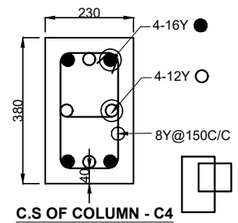
TYPICAL HEIGHT OF BASEMENT
(Scale - 1:50)



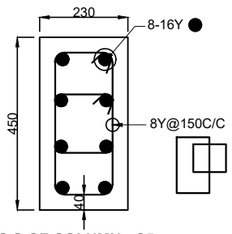
C.S OF COLUMN - C2
(Up to Typical Floor Roof Level)
(Scale - 1:10)



C.S OF COLUMN - C3
(Up to Typical Floor Roof Level)
(Scale - 1:10)



C.S OF COLUMN - C4
(Up to Typical Floor Roof Level)
(Scale - 1:10)



C.S OF COLUMN - C5
(Up to Typical Floor Roof Level)
(Scale - 1:10)

GRADE OF CONCRETE - M30 for columns
GRADE OF CONCRETE - M25 for footings
GRADE OF CONCRETE - M25 for beams
GRADE OF CONCRETE - M25 for slabs
GRADE OF STEEL - Fe500

1. CONSTRUCTION PARAMETERS:
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--->ROOF BEAM - **25mm(1")**; --->PILE & PILE CAP - **50mm(1")**;
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2. SPECIAL NOTES:
* THE BUILDING DESIGN AS A STILT + 4UPPER FLOORS (S+4F) WITH LOADING CONDITION OF 1.5(DL+SL) - SEISMIC LOAD CONDITION AS PER CODAL PROVISION.

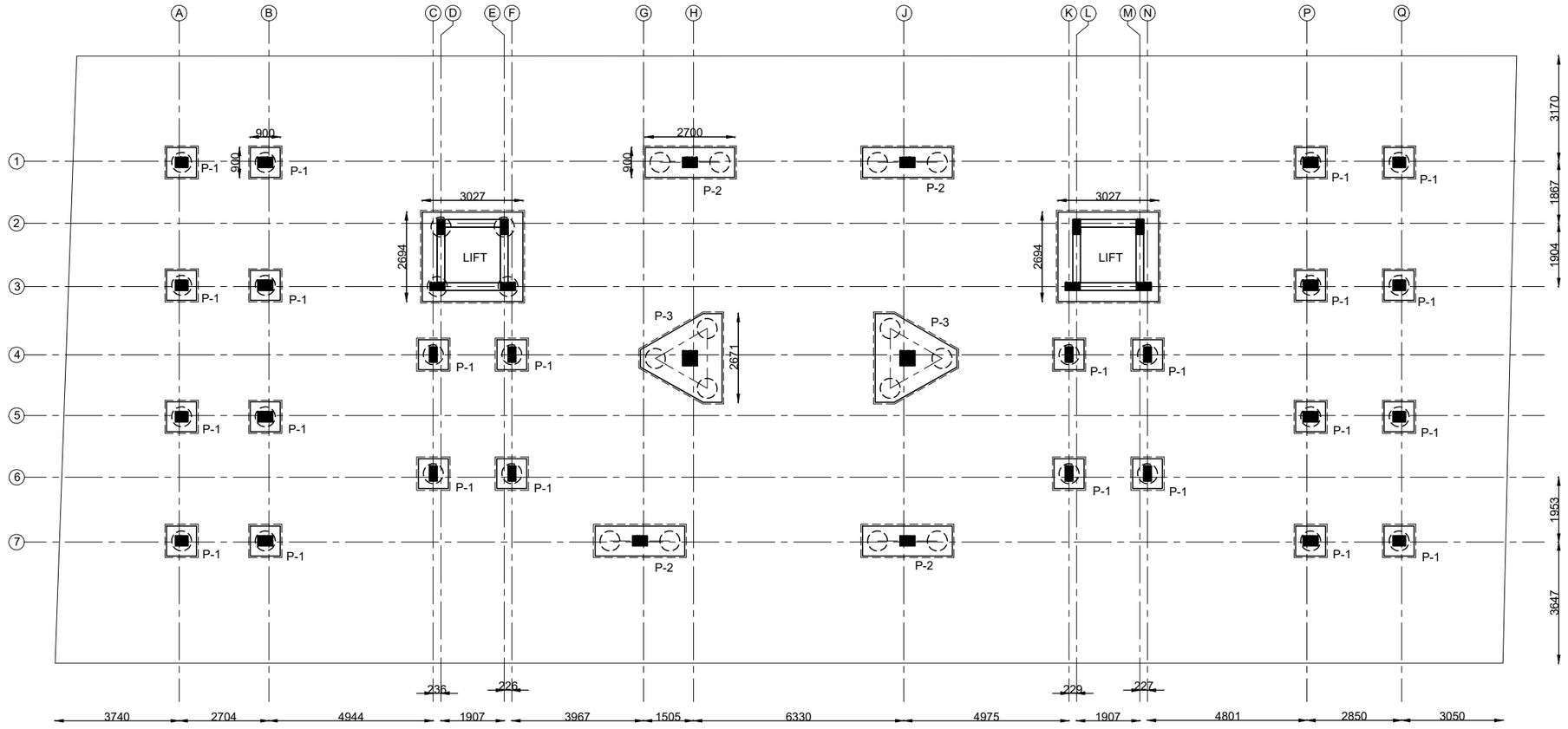
3.FOUNDATION:
* GEO TECH REPORT NO: MSGTPL/SI-5539/22-23, DATE: AUG-2022
DONE BY: M/S VRR ENGINEERING CONSULTANT, MANALI NEW DOWN, CHENNAI
TYPE OF FOUNDATION: PILE FOUNDATION
VERTICAL LOAD CAPACITY: 600mm DIA - 900kN - 10.0m DEPTH FROM E.G.L

4. DRAWING PARAMETERS:
* ALL DIMENSIONS ARE IN **FEET & INCHES** UNLESS OTHERWISE MENTIONED ON DRG.
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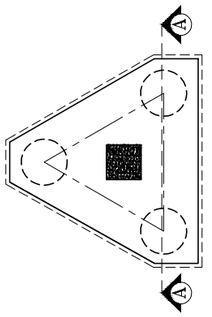
5. DESIGN PARAMETERS:
* GRADE OF CONCRETE - **M30** For Columns (Confirming to **IS 456-2000**)
* GRADE OF CONCRETE - **M25** For Footings, Roof Beams & Slabs (Confirming to **IS 456-2000**)
* GRADE OF STEEL - **Fy - 500** (Confirming to **IS 1786-1985**)

OWNER'S:	Mrs H B STELLA & Mr G BHARATHI
DEVELOPER:	M/s QUINCE LIVERAS PROPERTIES LLP
ARCHITECT:	
STRUCTURAL:	P.PACKIARAJ B.C.E, B.E(Civil), M.E(Structural), CE(India) GRADE-I Reg. No:SE/GR-I/2020/09/279 - CMDA GRADE-I Reg. No:RSE101242020 - Chennai Corporation REGISTERED: AM3303883, IEI, CHARTERED ENGINEER REGISTERED: TN/MDS/P/383/PAT, BAI MEMBERSHIP: CHENNAI CIVIL ENGINEER ASSOCIATION MEMBERSHIP: CHENNAI LICENZED SURVEYOR ASSOCIATION MEMBERSHIP: THE INSTITUTION OF ENIGEER'S (INDIA) MEMBERSHIP: BUILDERS ASSOCIATION OF INDIA
PROJECT:	RESIDENTIAL APARTMENT BUILDING (S+4F) at Bhuvaneshwarari Nagar, Velachery, Chennai — DATE: **20.07.23**
TITLE:	COLUMN LAYOUT WITH DETAILS AT TYPICAL FLOOR LEVEL — SCALE: **1:100**
DRG.No.:	PPR-STR / 642-02 — REV.: **0** — SH.No.: **A3**

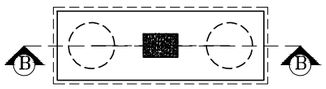
DESIGN: P.PACKIARAJ
B.C.E, B.E(Civil), M.E(Structural)
No: 28, First Kattabomman st, Taramani, Chennai - 600 113.
Contact: +9199625 29802.



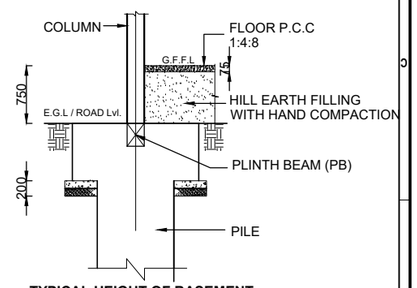
PILE & PILE CAP LAYOUT
(Scale - 1:100)



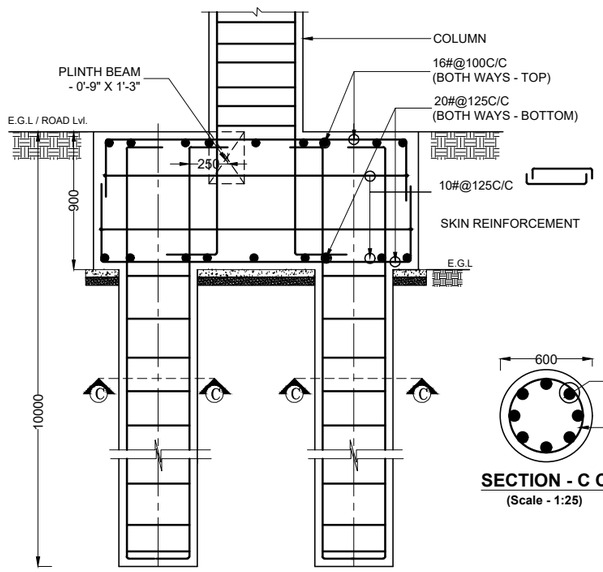
TYPICAL PLAN OF P-3
(Scale - 1:50)



TYPICAL PLAN OF P-2
(Scale - 1:50)

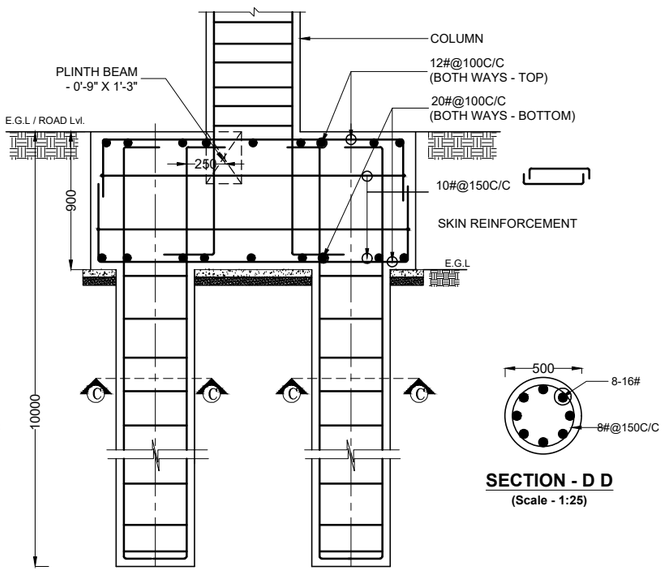


TYPICAL HEIGHT OF BASEMENT
(Scale - 1:50)



SECTION - A A
(Scale - 1:25)

SECTION - C C
(Scale - 1:25)



SECTION - B B
(Scale - 1:25)

SECTION - D D
(Scale - 1:25)

GRADE OF CONCRETE - M30 for columns
GRADE OF CONCRETE - M25 for footings
GRADE OF CONCRETE - M25 for beams
GRADE OF CONCRETE - M25 for slabs
GRADE OF STEEL - Fe500

1. CONSTRUCTION PARAMETERS:
* NOMINAL COVER TO THE NEAREST REINFORCEMENT (INCLUDING LINKS) WITH ONE HOUR FIRE RESISTANCE.
---->ROOF BEAM - **25mm(1")**; --->PILE & PILE CAP - **50mm(1")**;
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* DEVELOPMENT LENGTH:
MINIMUM LENGTH - **50xd** (d: diamater of bar) (from inner face of the support)

2. SPECIAL NOTES:
* THE BUILDING DESIGN AS A STILT + 4UPPER FLOORS (S+4F) WITH LOADING CONDITION OF 1.5(DL+SL) - SEISMIC LOAD CONDITION AS PER CODAL PROVISION.

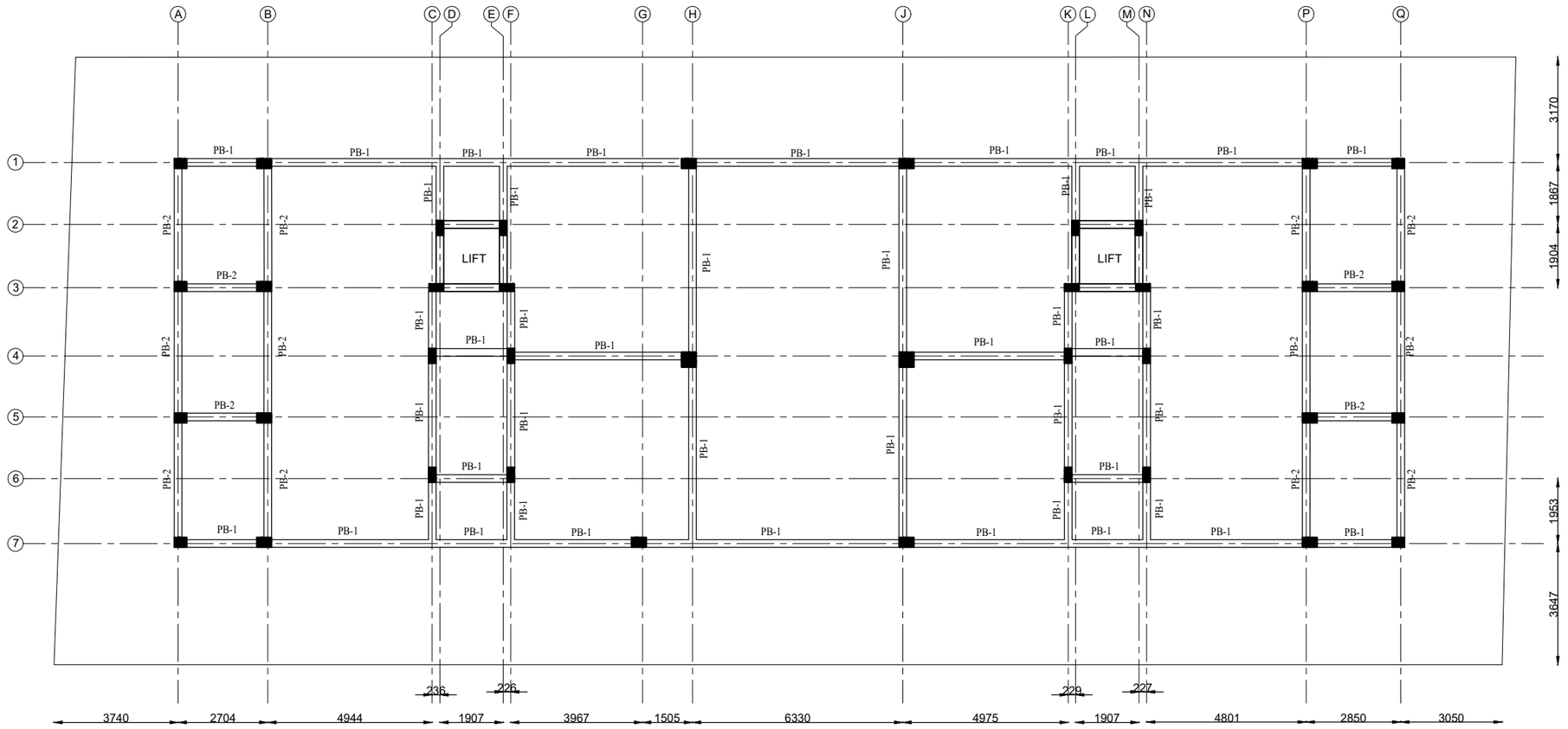
3.FOUNDATION:
* GEO TECH REPORT NO: MSGTPL/SI-5539/22-23, DATE: AUG-2022
DONE BY: M/S VRR ENGINEERING CONSULTANT, MANALI NEW DOWN, CHENNAI
TYPE OF FOUNDATION: PILE FOUNDATION
VERTICAL LOAD CAPACITY: 600mm DIA - 900kN - 10.0m DEPTH FROM E.G.L

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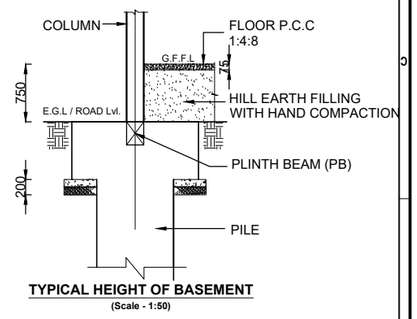
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* GRADE OF CONCRETE - **M30** For Columns (Confirming to **IS 456-2000**)
* GRADE OF CONCRETE - **M25** For Footings, Roof Beams & Slabs (Confirming to **IS 456-2000**)
* GRADE OF STEEL - **Fy - 500** (Confirming to **IS 1786-1985**)

OWNER'S:	Mrs H B STELLA & Mr G BHARATHI
DEVELOPER:	M/s QUINCE LIVERAS PROPERTIES LLP
ARCHITECT:	
STRUCTURAL:	P.PACKIARAJ D.C.E, B.E(Civil), M.E(Structural), CE(India) GRADE-1 Reg. No:SE/GR-1/2020/09/279 - CMDA GRADE-1 Reg. No:RSE101242020 - Chennai Corporation REGISTERED: AM3303883, IEI, CHARTERED ENGINEER REGISTERED: TN/MDS/P/383/PAT, BAI MEMBERSHIP: CHENNAI CIVIL ENGINEER ASSOCIATION MEMBERSHIP: CHENNAI LICENZED SURVEYOR ASSOCIATION MEMBERSHIP: THE INSTITUTION OF ENGINEER'S (INDIA) MEMBERSHIP: BUILDERS ASSOCIATION OF INDIA
PROJECT:	RESIDENTIAL APARTMENT BUILDING (S+4F) at Bhuvaneshwarari Nagar, Velachery, Chennai — DATE: **20.07.23**
TITLE:	PILE & PILE CAP LAYOUT WITH DETAILS — SCALE: **1:100**
DRG.No.:	PPR-STR / 642-03 — REV.: **0** — SH.No.: **A3**

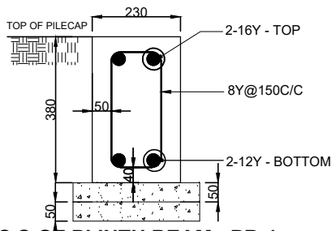
DESIGN: P.PACKIARAJ
D.C.E, B.E(Civil), M.E(Structural)
No: 28, First Kattabomman st, Taramani, Chennai - 600 113.
Contact: +9199625 29802.



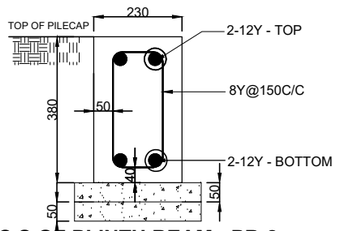
PLINTH BEAM LAYOUT
(Scale - 1:100)



TYPICAL HEIGHT OF BASEMENT
(Scale - 1:50)



C.S OF PLINTH BEAM - PB-1
(Scale - 1:10)



C.S OF PLINTH BEAM - PB-2
(Scale - 1:10)

GRADE OF CONCRETE - M30 for columns
GRADE OF CONCRETE - M25 for footings
GRADE OF CONCRETE - M25 for beams
GRADE OF CONCRETE - M25 for slabs
GRADE OF STEEL - Fe500

1. CONSTRUCTION PARAMETERS:
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2. SPECIAL NOTES:
* THE BUILDING DESIGN AS A STILT + 4UPPER FLOORS (S+4F) WITH LOADING CONDITION OF 1.5(DL+SL) - SEISMIC LOAD CONDITION AS PER CODAL PROVISION.

3.FOUNDATION:
* GEO TECH REPORT NO: MSGTPL/SI-5539/22-23, DATE: AUG-2022
DONE BY: M/S VRR ENGINEERING CONSULTANT, MANALI NEW DOWN, CHENNAI
TYPE OF FOUNDATION: PILE FOUNDATION
VERTICAL LOAD CAPACITY: 600mm DIA - 900kN - 10.0m DEPTH FROM E.G.L

4. DRAWING PARAMETERS:
* ALL DIMENSIONS ARE IN **FEET & INCHES** UNLESS OTHERWISE MENTIONED ON DRG.
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OWNER'S:	Mrs H B STELLA & Mr G BHARATHI
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STRUCTURAL:	P.PACKIARAJ B.C.E, B.E(Civil), M.E(Structural), CE(India) GRADE-I Reg. No:SE/GR-I/2020/09/279 - CMDA GRADE-I Reg. No:RSE101242020 - Chennai Corporation REGISTERED: AM3303883, IEI, CHARTERED ENGINEER REGISTERED: TN/MDS/P/383/PAT, BAI MEMBERSHIP: CHENNAI CIVIL ENGINEER ASSOCIATION MEMBERSHIP: CHENNAI LICENZED SURVEYOR ASSOCIATION MEMBERSHIP: THE INSTITUTION OF ENGEER'S (INDIA) MEMBERSHIP: BUILDERS ASSOCIATION OF INDIA
PROJECT:	RESIDENTIAL APARTMENT BUILDING (S+4F) at Bhuvaneshwarari Nagar, Velachery, Chennai — DATE: **20.07.23**
TITLE:	PLINTH BEAM LAYOUT WITH DETAILS — SCALE: **1:100**
DRG.No.:	PPR-STR / 642-04 — REV.: **0** — SH.No.: **A3**

DESIGN: P.PACKIARAJ
B.C.E, B.E(Civil), M.E(Structural)
No: 28, First Kattabomman st, Taramani, Chennai - 600 113.
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our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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