

PP

APPROVAL RECORD

Planning Permission

Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE

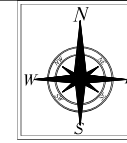
Building Plan

ISSUING AUTHORITY

DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

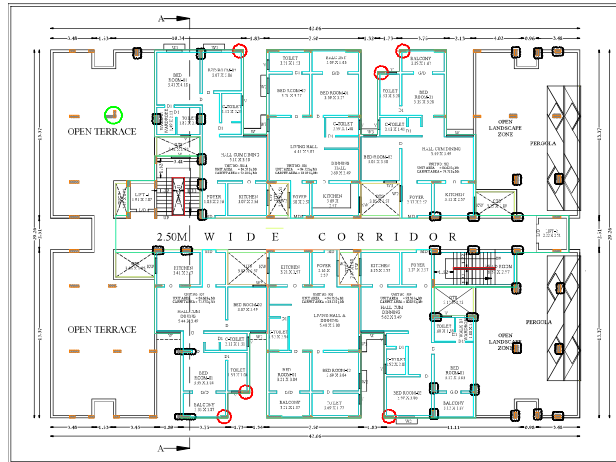


B.P/DTCP No:623/2025

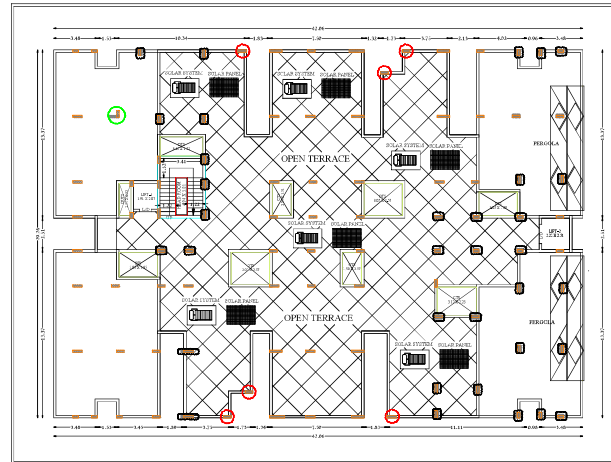
SECTION AA'
48.77M

FRONT ELEVATION

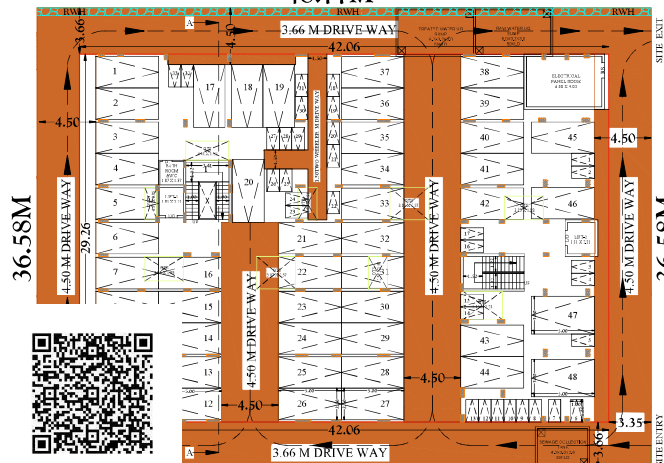
48.77M



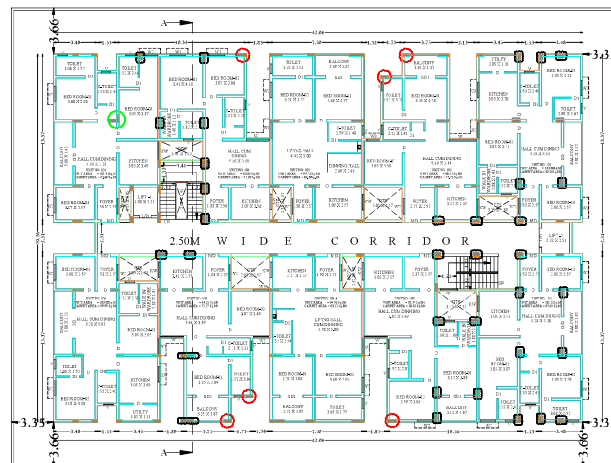
48.77M
FLOOR -05 FIFTH FLOOR
48.77M



48.77M
FLOOR -06 OPEN TERRACE



48.77M
STILT FLOOR



48.77M
TYPICAL BLOCK 1=1,2,3,4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 205/8CIAIE, 205/8CIAIC, 205/10, 208/1A2A1A3, 208/1A2B1A1A2, PLOT NO: 360& 360A MORAIS CITY EXTENSION-1, KEELAKURICHI VILLAGE & PANCHAYAT THIRUVERAMBUR PANCHAYAT UNION, THIRUVERAMBUR TALUK&, THIRUCHIRAPPALLI DISTRICT.
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FLOOR UNITS DETAILS						ALL DIMENSIONS ARE IN METER					
E	BLOCK 1	TYPICAL FLOOR 1,2,3,4	UNIT NUMBER	UNITS AREA	UNIT CARPET AREA	LAYOUT L.P.(R)NTDA NO:01/2020					
	BLOCK 1	TYPICAL FLOOR 1,2,3,4	101, 201, 301, 401	103.86	89.94	ONLINE APPLICATION NO: SWP/BPA/660854/2025/TCP					
BLOCK 1	TYPICAL FLOOR 1,2,3,4	102, 202, 302, 402	86.17	74.71	NAME OF THE APPLICANT : MORAIS DEVELOPERS PRIVATE LIMITED MANAGING DIRECTOR Mr.J.S.LEYRONNE MORAIS						
BLOCK 1	TYPICAL FLOOR 1,2,3,4	103, 203, 303, 403	94.73	83.09							
BLOCK 1	TYPICAL FLOOR 1,2,3,4	104, 204, 304, 405	83.86	72.10							
BLOCK 1	TYPICAL FLOOR 1,2,3,4	105, 205, 305, 405A	101.42	87.69							
BLOCK 1	TYPICAL FLOOR 1,2,3,4	106, 206, 306, 406	103.68	89.99	AREA DETAILS :						
BLOCK 1	TYPICAL FLOOR 1,2,3,4	108, 208, 307, 407	84.21	72.57	AS PER TSLR = 1784.00 Sq.mt						
BLOCK 1	TYPICAL FLOOR 1,2,3,4	108A, 208, 308, 408	94.76	83.12	AS PER DOCUMENT = 0.44 Acre (or) 1783.73 Sq.mt						
BLOCK 1	TYPICAL FLOOR 1,2,3,4	109, 209, 309, 409	92.74	80.85	AS PER SUPER IMPOSED AREA= 1783.73 Sq.mt						
BLOCK 1	TYPICAL FLOOR 1,2,3,4	110, 210, 310, 410	101.31	87.61	SL NO	FLOORS	FSI Area in Sq.Mt	NON-FSI Area in Sq.Mt	TOTAL Area in Sq.Mt	No. of Houses	
BLOCK 1	FIFTH FLOOR	502	86.62	74.71	1	STILT FLOOR	-	1181.04	1181.04	-	
BLOCK 1	FIFTH FLOOR	504	94.73	83.09	2	FIRST FLOOR	1083.87	2.92	1086.79	10	
BLOCK 1	FIFTH FLOOR	504A	84.55	72.10	3	SECOND FLOOR	1083.87	2.92	1086.79	10	
BLOCK 1	FIFTH FLOOR	507	84.66	72.57	4	THIRD FLOOR	1083.87	2.92	1086.79	10	
BLOCK 1	FIFTH FLOOR	508	94.76	83.12	5	FOURTH FLOOR	1083.87	2.92	1086.79	10	
BLOCK 1	FIFTH FLOOR	509	93.56	80.85	6	FIFTH FLOOR	658.62	19.28	677.9	06	
BLOCK 1	FIFTH FLOOR				7	HEAD ROOM	-	18.83	18.83	-	
TYPICAL FLOOR 1,2,3,4 COMMON AREA				137.13	TOTAL						
TYPICAL FLOOR COMMON AREA				119.74	4994.10						
FLOOR AREA ABOVE 75 Sq.Mt AND UPTO 100 Sq.Mt NO OF UNITS				30	1230.83						
FLOOR AREA ABOVE 100 Sq.Mt NO OF UNITS				16	6224.93						
TOTAL UNITS				46	46.00						
FLOOR AREA ABOVE 100 Sq.Mt NO OF UNITS				16	TOTAL FSI AREA = 4994.10 = 2.79 <2.80 SITE AREA = 1783.73						
TOTAL UNITS				46	PLOT COVERAGE = GROUND FLOOR SITE AREA = 181.04 X100= 66.21 %						
TOTAL UNITS				46	1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNITS						
TOTAL UNITS				46	30.2 = 15						

JOURNEY DETAILS					COLOR INDEX:	1 CAR SPACE FOR EVERY 100 Sq.Mts		4 X 4 = 16
SL. NO.	CODE	SIZE METERS	SIZE FEET	SITE BOUNDARY			3 CAR PARKING SPACE FOR VISITORS 10%	3
1	MD	0.91 X 2.14	3'0" X 7'0"	EXISTING ROAD		PARKING FOR PHYSICALLY CHALLENGED	2	
2	D	0.76 X 2.14	3'0" X 7'0"			CAR PARKING REQUIRED	34	
3	DU	1.22 X 1.22	2'6" X 3'0"			CAR PARKING PROVIDED	48	
4	SD	1.52 X 5.51	5'0" X 18'0"	PROPOSED BUILDING		1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNITS(20 TWO WHEELER PARKING REQUIRED)	30 X 1 = 30	
5	SFD	0.6 X 0.76	3'0" X 2'4"					
6	W	1.22 X 2.14	4'0" X 6'9"	DRIVE WAY		TWO WHEELER SPACE FOR VISITORS 10%	3	
7	W1	1.52 X 2.14	5'0" X 6'9"			TWO WHEELER REQUIRED	33	
8	W2	1.00 X 2.14	4'0" X 6'9"			NO TWO WHEELER PARKING PROVIDED	33	
9	W3	1.50 X 2.14	3'0" X 6'9"					
10	EW	0.91 X 0.91	3'0" X 3'0"					
11	V	0.61 X 0.61	2'0" X 2'0"			<u>NAME OF THE APPLICANT</u>		

-  - COLUMN SIZE REDUCTION
-  - COLUMN ROTATION
-  - FLOATING COLUMN FROM FIRST FLOOR

For MORAIS DEVELOPERS PVT. LTD.
MANAGING DIRECTOR

REGISTERED ENGINEER


Er. R. JEYASEELAN, B.E., MBA.,
REGISTERED ENGINEER (GRADE I) / DTCP,
REGN No. : RE / Gt.1 / DTCP / TRICHY /
06C 22 / 200 / 14.12.2022
103, SECOND STREET, GANESAPURAM,
TRICHY-620 014.
CELL : 95009 02267

REGISTERED STRUCTURAL ENGINEER

S.K. Arun Komaraj

Er.S.K.Arun Kamaraj M.E.(Struct.)MBA.MIE.
Chartered Structural Engineer,
Reg.Coimbatore LPA/SE/GR-1/036/2024
KAARVENS Structural Consultancy,
41, BR Nagar, 3rd Street, Kothari layout,
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E: skarun@kaarvens.com W: www.kaarvens.com
M: +91-9894215109, O: +91-8270005019

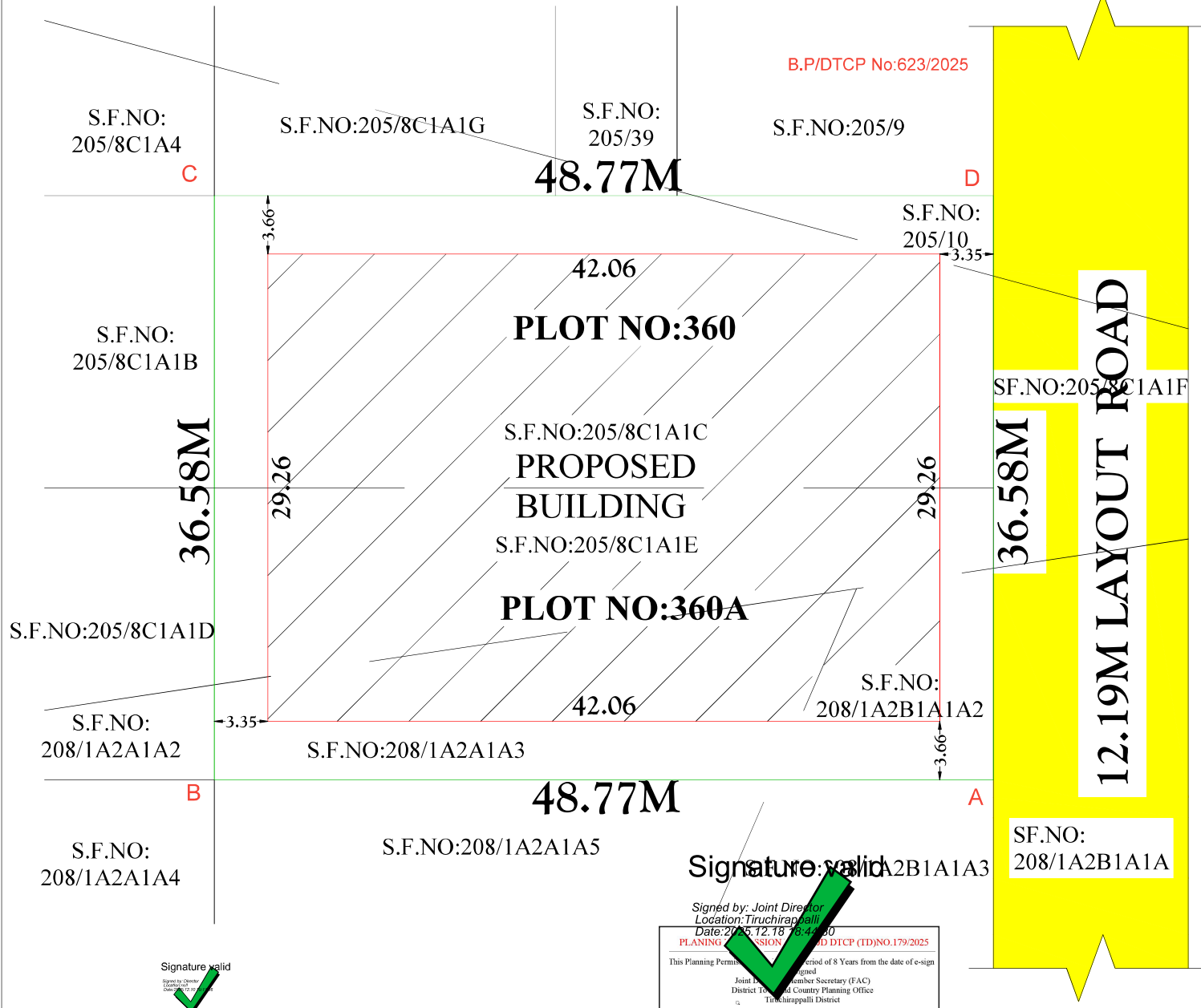
REGISTERED CONSTRUCTION ENGINEER



Er. M.SURESH, D.C.E.,
CONSTRUCTION ENGINEER, DTCP
REGN. No.: CE/DTCP/TRICHY/
MAY 2023/420/24.05.2023
No.1A/1, No : 5, SOUTH STREET, ROCK FORT,
TRICHY-620 002.
CELL : 97874 05716

PLANING PERMISSION NO:P.P/JD DTCP (TD)NO.179/2025

This Planning Permission is Valid For a Period of 8 Years from the date of e-sign
e-signed
Joint Director / Member Secretary (FAC)
District Town and Country Planning Office
Tiruchirappalli District



REGISTERED STRUCTURAL ENGINEER

Er. S. K. Arun Kamaraj

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer.
Reg.Coimbatore LPA/SE/GR-1/034/2024
KAARVENS Structural Consultancy,
41, BR Nagar, 3rd Street, Kothari layout,
Ramanathapuram, Coimbatore - 641005.
E: skarun@kaarvens.com W: www.karvens.com
Co: +91-8849715019. Or: +91-82700005019

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](#)



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

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

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

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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

