

PP

APPROVAL RECORD

Planning Permission

Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

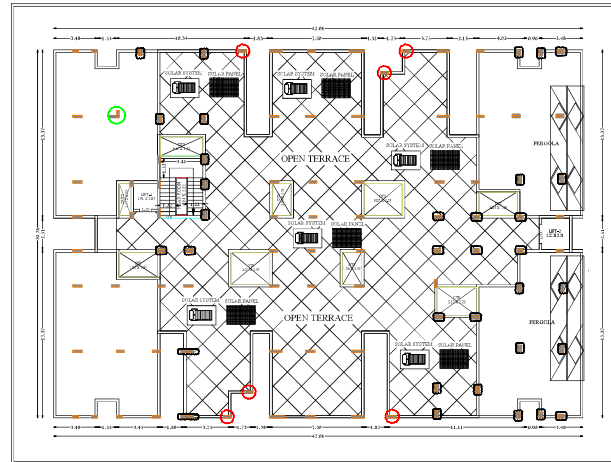
The approval as the planning authority issued it, reproduced in full behind this page.

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

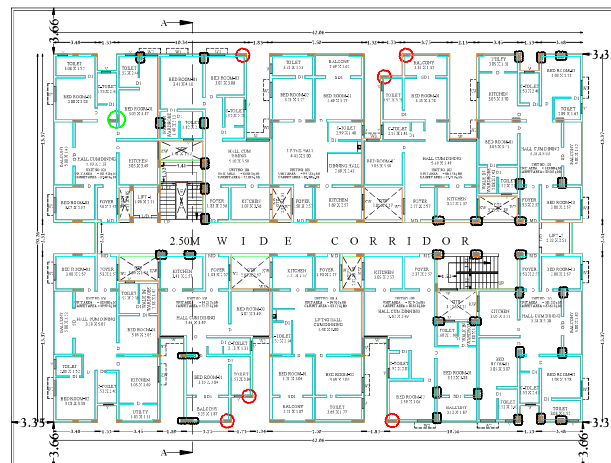


FRONT ELEVATION

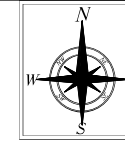
48.77M



48.77M
FLOOR -06 OPEN TERRACE



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



B.P/DTCP No:623/2025

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 205/8CIAIE, 205/8CIAIC, 205/10, 208/1A2IA1A3, 208/1A2BIA1A2, PLOT NO: 360A & 360A MORAS CITY EXTENSION-I, KEELAKURICHI VILLAGE & PANCHAYAT THIRUVERAMBUR PANCHAYAT UNION, THIRUVERAMBUR TALUK, TIRUCHIRAPPALLI DISTRICT.

FLOOR UNIT'S DETAILS					ALL DIMENSIONS ARE IN METER					
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 :					
BLOCK 1	TYPICAL FLOOR 1,2,3,4	103, 203, 303, 403	94.73	83.09	MORAIS DEVELOPERS PRIVATE LIMITED					
BLOCK 1	TYPICAL FLOOR 1,2,3,4	104, 204, 304, 405	83.86	72.10	MANAGING DIRECTOR					
BLOCK 1	TYPICAL FLOOR 1,2,3,4	105, 205, 306, 405A	101.42	87.69	Mr.J.S.LEYRONNE MORAIS					
BLOCK 1	TYPICAL FLOOR 1,2,3,4	106, 206, 306A, 406	103.68	89.99	AREA DETAILS :					
BLOCK 1	TYPICAL FLOOR 1,2,3,4	108, 207A, 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	TYPICAL FLOOR 1,2,3,4	109, 209, 309, 409	92.74	80.85	1	STILT FLOOR	-	1181.04	1181.04	-
BLOCK 1	TYPICAL FLOOR 1,2,3,4	110, 210, 310, 410	101.31	87.61	2	FIRST FLOOR	1083.87	2.92	1086.79	10
BLOCK 1	FIFTH FLOOR	502	86.62	74.71	3	SECOND FLOOR	1083.87	2.92	1086.79	10
BLOCK 1	FIFTH FLOOR	504	94.73	83.09	4	THIRD FLOOR	1083.87	2.92	1086.79	10
BLOCK 1	FIFTH FLOOR	504A	84.55	72.10	5	FOURTH FLOOR	1083.87	2.92	1086.79	10
BLOCK 1	FIFTH FLOOR	507	84.66	72.57	6	FIFTH FLOOR	658.62	19.28	677.9	06
BLOCK 1	FIFTH FLOOR	508	94.76	83.12	7	HEAD ROOM	-	18.83	18.83	-
BLOCK 1	FIFTH FLOOR	509	93.56	80.85	TOTAL 4994.10 1230.83 6224.93 46.06					
TYPICAL FLOOR 1,2,3,4 COMMON AREA			137.13	PREMIUM FSI = TOTAL FSI AREA = 4994.10 = 2.79 <2.80 SITE AREA = 1783.73						
FIFTH FLOOR COMMON AREA			119.74	PLOT COVERAGE = GROUND FLOOR SITE AREA = 1910.04 X100= 66.21 % 1783.73						
FLOOR AREA ABOVE 75 Sq.Mt AND UPTO 100 Sq.Mt NO OF UNITS			30	1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNITS						
FLOOR AREA ABOVE 100 Sq.Mt NO OF UNITS			16	30 ± 15						
TOTAL UNITS			46							

JOINERY DETAILS				COLOR INDEX:		1 CAR SPACE FOR EVERY 100 Sq.Mtrs	4 X 4 + 6
SL. NO.	CODE	SIZE METER	SIZE FEET	SITE BOUNDARY		CAR PARKING SPACE FOR VISITORS 10%	3
1	3D	0.91 X 2.14	3'0" X 7'0"	EXISTING ROAD		PARKING FOR PHYSICALLY CHALLENGED	
2	D	0.76 X 2.14	3'0" X 7'0"	PROPOSED BUILDING		CAR PARKING REQUIRED	34
3	DI	1.22 X 1.22	2'9" X 7'0"	DRIVE WAY		CAR PARKING PROVIDED	48
4	SD	1.52 X 1.52	5'0" X 7'0"			1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNITS(TWO WHEELER PARKING REQUIRED)	30 X 1-30
5	SFO	0.76 X 0.76	3'0" X 7'0"			TWO WHEELER SPACE FOR VISITORS 10%	3
6	W	1.22 X 2.14	4'0" X 4'0"			TWO WHEELER REQUIRED	33
7	WI	1.52 X 2.14	5'0" X 4'0"			NO OF TWO WHEELER PARKING PROVIDED	33
8	W2	1.00 X 2.14	4'0" X 4'0"			NAME OF THE APPLICANT	
9	W3	1.50 X 2.14	5'0" X 4'0"				
10	KW	0.91 X 0.91	3'0" X 3'0"				
11	V	0.61 X 0.61	2'0" X 2'0"				

 - COLUMN SIZE REDUCTION  - COLUMN ROTATION  - FLOATING COLUMN FROM FIRST FLOOR	 For MORASA CENTRALS PVT. LTD.  MANAGING DIRECTOR
	REGISTERED ENGINEER



SECTION OF STAIRCASE



STAIRCASE

Ray Law

Dr. R. JAYASEELAN B.E. MBA,
REGISTERED ENGINEER (GRADE II) DTP
REGD NO. - RE / DLS / DTPC / TRICHY /
06C 32 / 200 / 14.12.2022
102, SECOND STREET, CHENNAIAPURAM,
TRICHY-620 014.
CELL : 95009 02267

**WE WILL
DO IT YOUR WAY**

STRUCTURAL ANALYSIS

STRUCTURAL DESIGN

REGISTERED STRUCTURAL ENGINEER

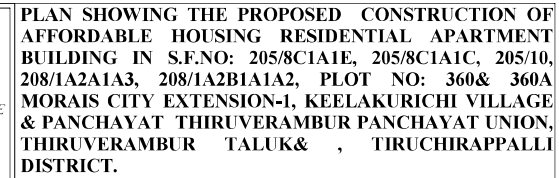
C.S.K. Arora Company

Dr. S. K. Arora (Karnaj) **FRS (UK), MRSA (UK),**
Chartered Structural Engineer,
Reg. Cont. No. **LPAS/SE 108/03/2024**
KAARVIBS Structural Consultancy,
41, 1st Stage, 3rd Street, Kothrud Nagar,
Banamatahalli, Coimbatore - 646002,
Tamil Nadu, India
E: karnaj@kaarvibs.com or www.kaarvibs.com
M: +91 98822 11010, G: +91 8770006019

PLANNING 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

Joint Director / Member Secretary (FAC)
District Town and Country Planning Office
Tiruchirappalli District



SL NO	S.F.NO	AS PER PATTA		AS PER DOCUMENT	
		Sq.Mts	Cent	Sq.Mts	Cent
1	205/8C1A1C	845.00	20.88	845.00	20.88
2	205/8C1A1E	424.00	10.47	424.00	10.74
3	205/10	47.00	1.16	47.00	1.16
4	208/1A2A1A3	329.00	8.13	329.00	8.13
5	208/1A2B1A1A2	139.00	3.43	139.00	3.43
TOTAL		1784.00	0.44	1783.73	0.44

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,
Ramanethapuram, Coimbatore - 641005.
E:skarun@kaarvens.com W: www.karvens.com
M: +91-9894215019. O: +91-8270005019

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

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



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.

