

PP

APPROVAL RECORD

Planning Permission

Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE

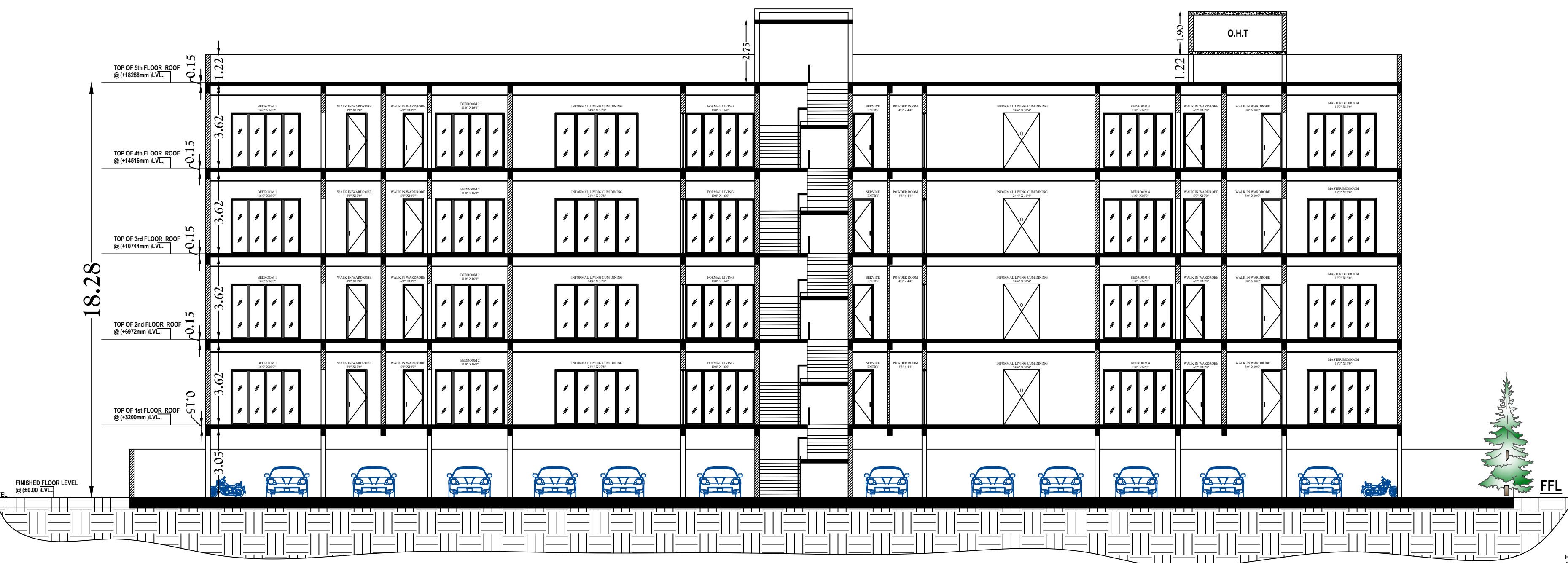
Building Plan

ISSUING AUTHORITY

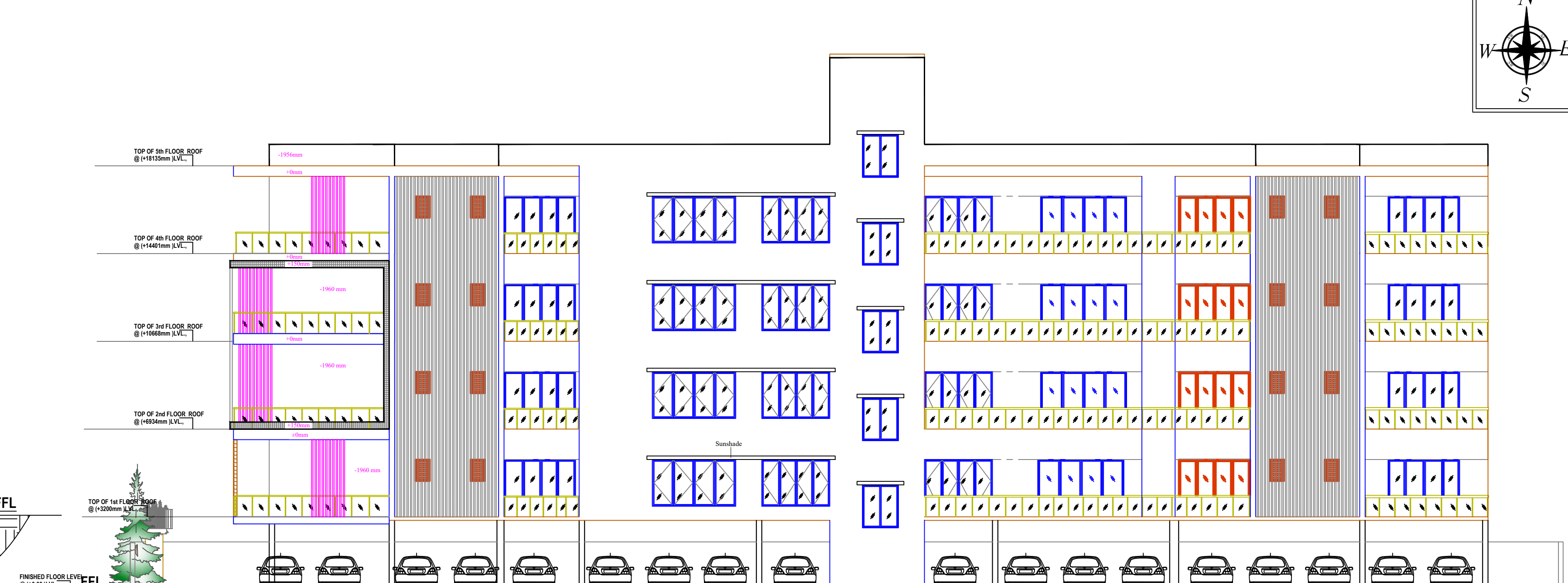
Rural Panchayat

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

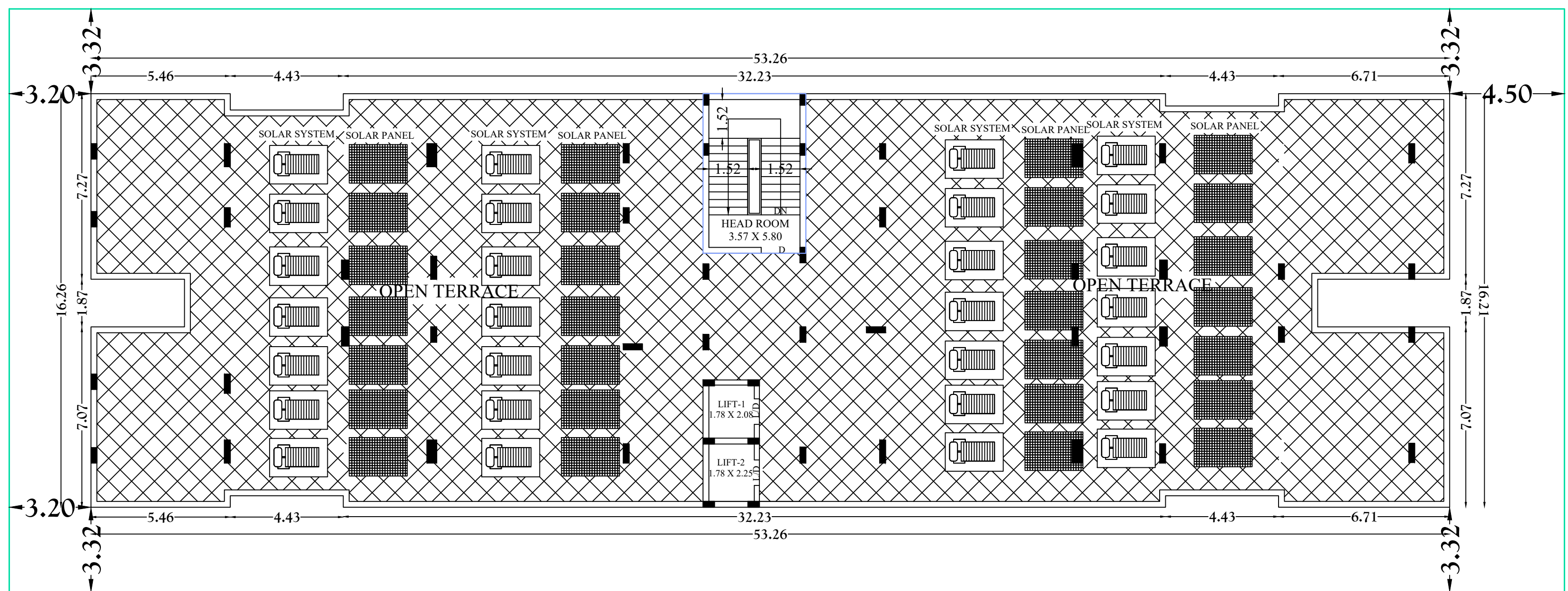
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



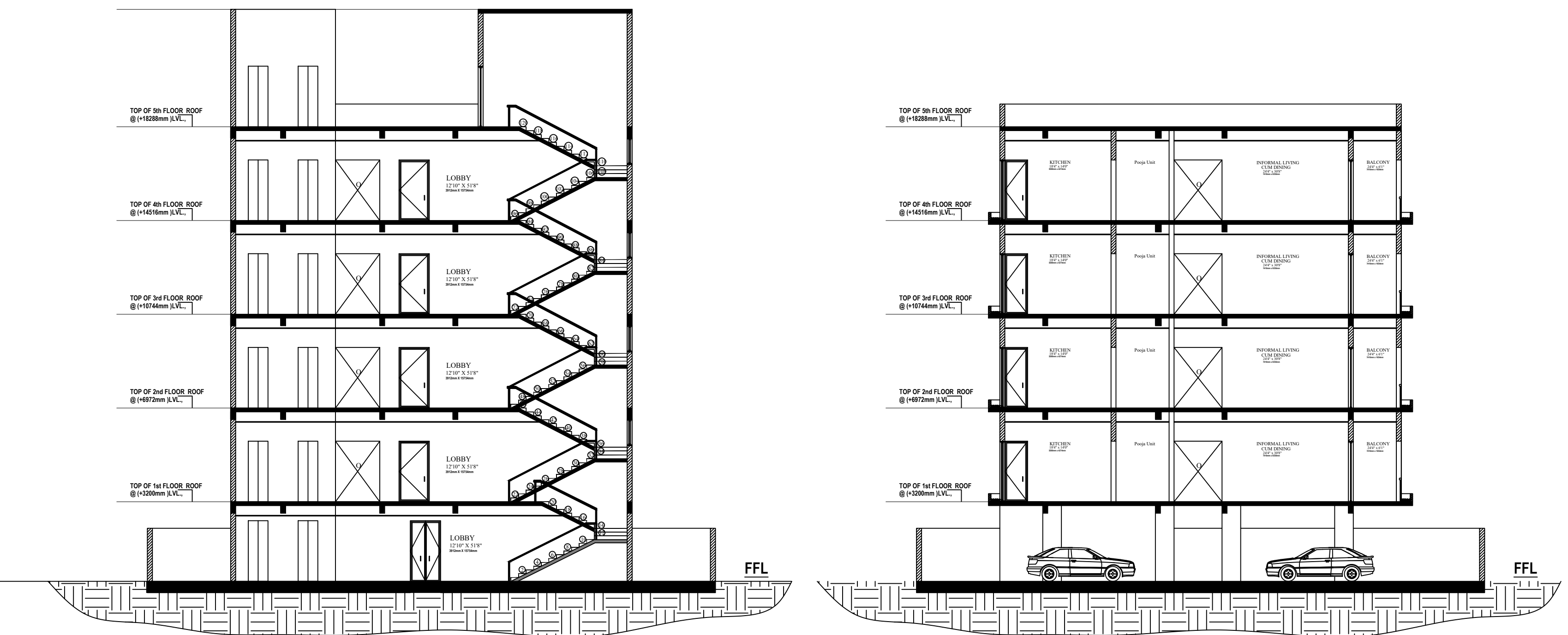
SECTION - AA'



NORTH ELEVATION

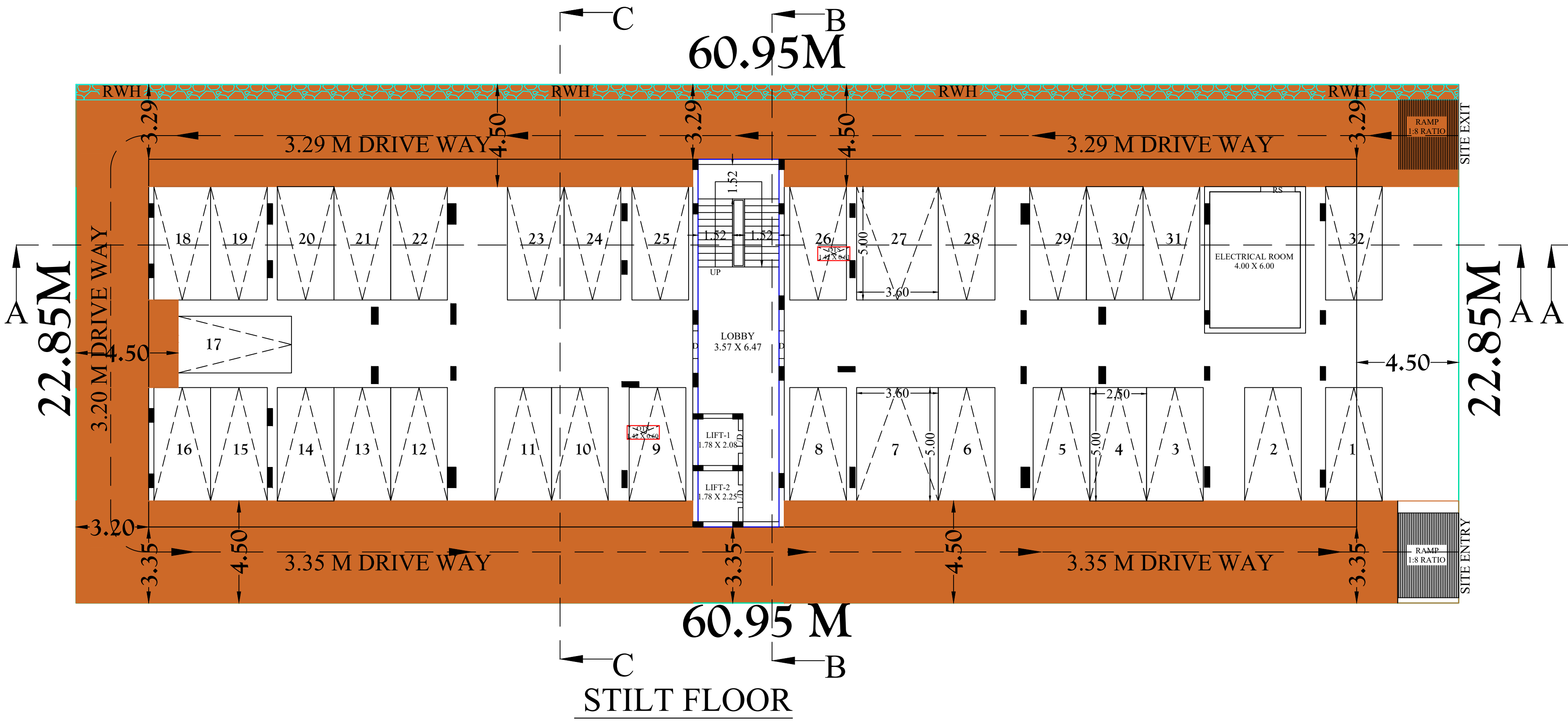


FLOOR -05 OPEN TERRACE FLOOR

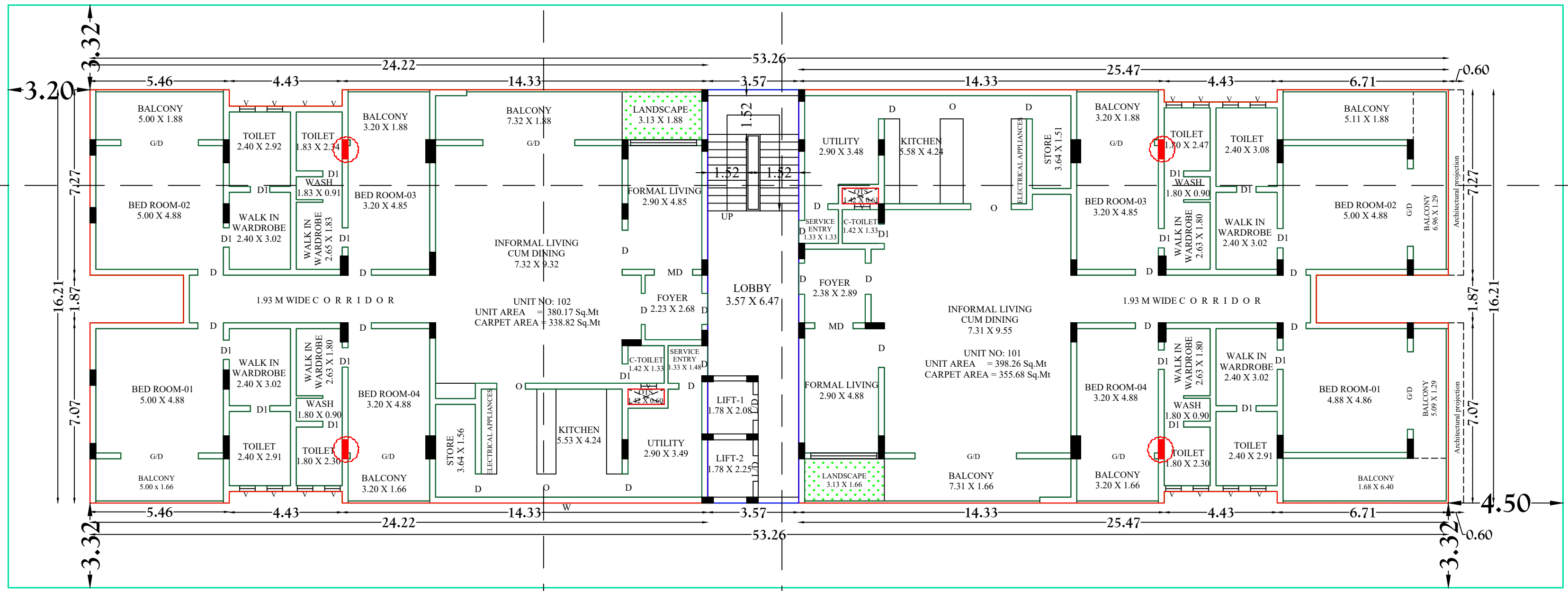


SECTION - BB'

SECTION - CC'



STILT FLOOR



TYPICAL BLOCK 1=1,2,3,4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 205/4C2, 205/4D1A1B, 205/4E1A5A, PLOT NO:416 MORAIS CITY EXTENSION-1, KEELAKURICHI VILLAGE, THIRUVERAMBUR PANCHAYAT UNION, THIRUVERAMBUR TALUK& , TIRUCHIRAPPALLI DISTRICT.

ALL DIMENSIONS ARE IN METER
LAYOUT L.P(R)NTDA NO:01/2020
ONLINE APPLICATION NO: SWP/BPA/665959/2025/TCP
NAME OF THE APPLICANT :
MORAIS DEVELOPERS PRIVATE LIMITED
MANAGING DIRECTOR
Mr.J.S.LEYRONNE MORAIS

AREA DETAILS :
AS PER TSLR - 1393.00 Sq.mt
AS PER DOCUMENT - 0.34 Acre (or) 1393.53 Sq.mt
AS PER SUPER IMPOSED AREA- 1393.00 Sq.mt

SL. NO	DESCRIPTION	FSI Area in Sq.Mt	NON-FSI Area in Sq.Mt	TOTAL Area in Sq.Mt	No.of Houses
1	STILT FLOOR	-	861.81	861.81	-
2	FIRST FLOOR	836.33	-	836.33	2
3	SECOND FLOOR	836.33	-	836.33	2
4	THIRD FLOOR	836.33	-	836.33	2
5	FOURTH FLOOR	836.33	-	836.33	2
6	HEAD ROOM	-	25.22	25.22	-
TOTAL		3345.32	887.03	4232.35	8.00

FSI = $\frac{\text{TOTAL FSI AREA}}{\text{SITE AREA}} = \frac{3345.32}{1393.00} = 2.40 > 2.00$
PERMIUM FSI = 50 %
PLOT COVERAGE = $\frac{\text{GROUND FLOOR}}{\text{SITE AREA}} = \frac{861.81}{1393.00} \times 100 = 61.86\%$

1 CAR SPACE FOR EVERY 100 Sq.Mts FOR UNIT AREA	UNIT 1 = $\frac{398.26}{100} = 3 \times 4 = 12$
	UNIT 2 = $\frac{380.17}{100} = 3 \times 4 = 12$
CAR PARKING SPACE FOR VISITORS 10%	2
PARKING FOR PHYSICALLY CHALLENGED	2
CAR PARKING REQUIRED	26
CAR PARKING PROVIDED	32

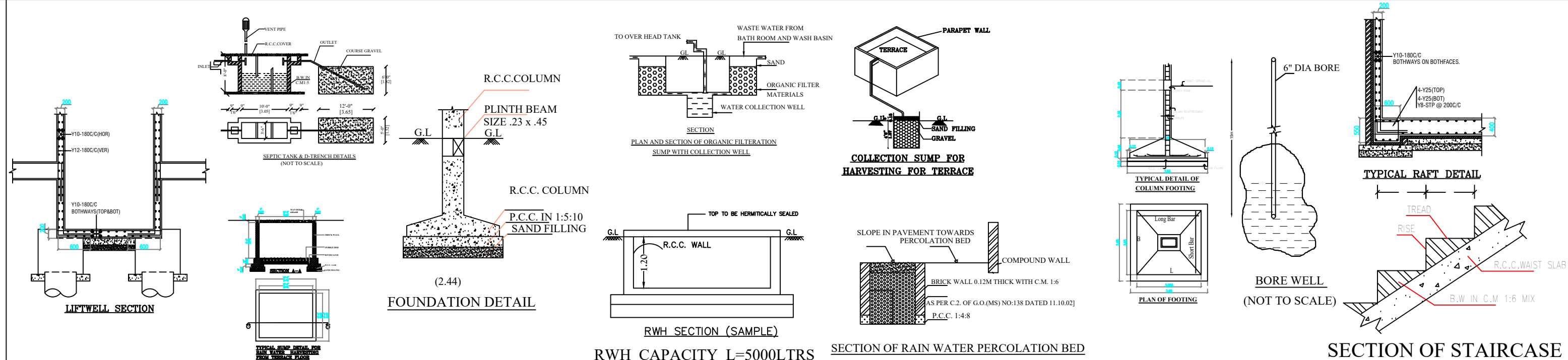
FLOOR UNITS DETAILS				
BLOCK	FLOOR	UNIT NUMBER	UNITS AREA	UNIT CARPET AREA
BLOCK 1	TYPICAL FLOOR 1,2,3,4	101	398.26	355.68
BLOCK 1	TYPICAL FLOOR 1,2,3,4	102	380.17	338.82
BLOCK 1	TYPICAL FLOOR 1,2,3,4	201	398.26	355.68
BLOCK 1	TYPICAL FLOOR 1,2,3,4	202	380.17	338.82
BLOCK 1	TYPICAL FLOOR 1,2,3,4	301	398.26	355.68
BLOCK 1	TYPICAL FLOOR 1,2,3,4	302	380.17	338.82
BLOCK 1	TYPICAL FLOOR 1,2,3,4	401	398.26	355.68
BLOCK 1	TYPICAL FLOOR 1,2,3,4	402	380.17	338.82
TYPICAL FLOOR 1,2,3,4 COMMON AREA			57.90	

JOINERY DETAILS			COLOR INDEX:
SL. NO	DESCRIPTION	B X H	
1	D- DOOR	0.91 X 2.14	SITE BOUNDARY
2	D1- DOOR	0.76 X 2.14	
3	W- WINDOW	1.22 X 1.22	EXISTING ROAD
4	W1- WINDOW	1.52 X 1.52	
5	V- VENTILATOR	0.76 X 0.76	PROPOSED BUILDING
6	MD- MAIN DOOR	1.22 X 2.14	
7	G/D- GLASS DOOR	1.52 X 2.14	DRIVE WAY
8	O- OPEN	1.00 X 2.14	
9	L/D-LIFT OPEN	1.50 X 2.14	

1 - FLOATING COLUMN FROM FIRST FLOOR

BUILDING PERMISSION NO:B.P/JD DTCP(TD)NO.125/2025
PLANING PERMISSION NO:P.P/JD DTCP (TD)NO.170/2025

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



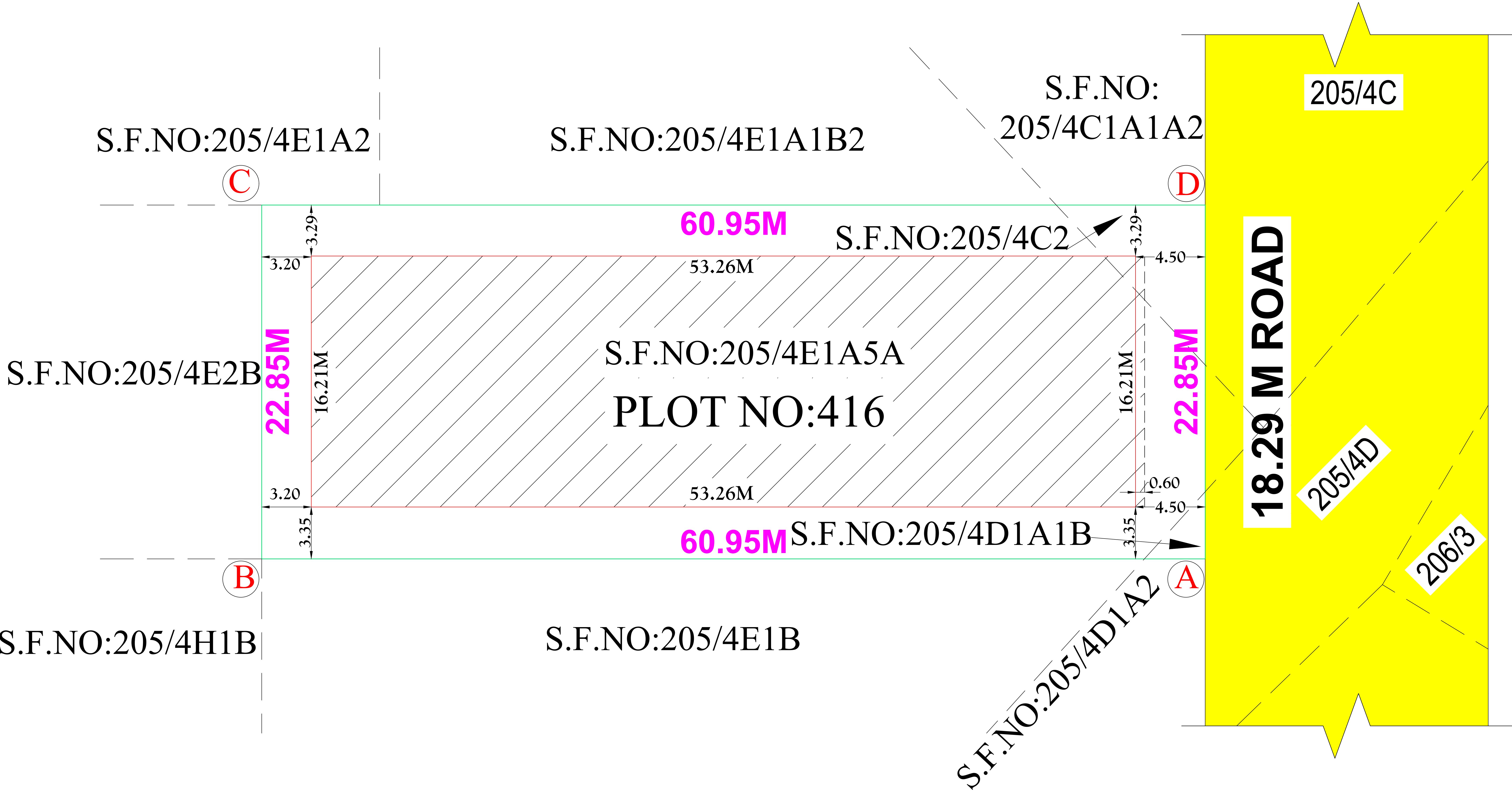
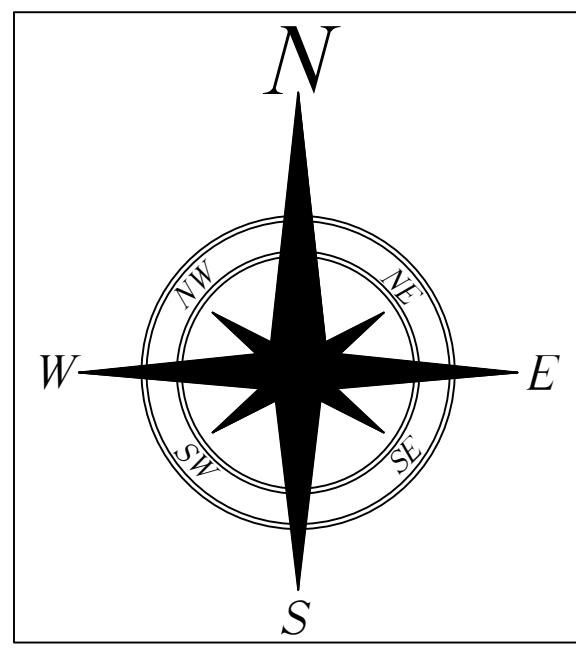
SIGNATURE OF THE REGISTERED CONSTRUCTION ENGINEER
Er. M.SURESH.D.C.E.,
Chartered Structural Engineer,
Reg. Coimbatore LPA (SE) / 0024/2024
MAY 2023/420/24.05.2023
M.1A1, No.15, SOUTH STREET, ROCK FORT,
TRICHY-620 002.
CELL : 98784 05716

SIGNATURE OF THE REGISTERED STRUCTURAL ENGINEER
Er.S.K.Arun Kamaraj M.E.(Struct),MBA,MIE,
Chartered Structural Engineer,
Reg.Coimbatore LPA (SE) / 0024/2024
KAARVENS Structural Consultancy,
41, BR Nagar, 3rd Street, Kothari layout,
Ramanathapuram, Coimbatore - 641005.
E: skaran@kaarvens.com W: www.kaarvens.com
M: +91-9894215019, O: +91-8270005019

SIGNATURE OF THE REGISTERED ENGINEER
Er. R.JEYASEELAN B.E. MBA.,
REGISTERED ENGINEER (GRADE I) DTCP
REGN No. - RE / G1 / DTCP / TRICHY /
OEC 22 / 389 / 14.12.2022
103, SECOND STREET, GANESAPURAM,
TRICHY-620 014.
CELL : 95009 02267

SIGNATURE OF THE APPLICANT
For MORAIS DEVELOPERS PVT. LTD.
MANAGING DIRECTOR

SITE PLAN
(SCALE 1:100)



PLAN SHOWING THE CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 205/4C2, 205/4D1A1B, 205/4E1A5A, PLOT NO:416 MORAIS CITY EXTENSION-1, KEELAKURICHI VILLAGE, THIRUVERAMBUR PANCHAYAT UNION, THIRUVERAMBUR TALUK& , TIRUCHIRAPPALLI DISTRICT.

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AS PER SUPER IMPOSED AREA-		1393.00 Sq.mt			

Sl. NO	S.F.NO	AS PER PATTA		AS PER DOCUMENT	
		Sq.Mts	Cent	Sq.Mts	Cent
1	205/4C2	70.00	1.73	70.00	1.73
2	205/4D1A1B	6.00	0.15	6.00	0.15
3	205/4E1A5A	1317.00	32.54	1317.53	32.55
TOTAL		1393.00	34.42	1393.53	34.43

SIGNATURE OF THE APPLICANT
For MORAIS DEVELOPERS PVT. LTD.
MANAGING DIRECTOR

SIGNATURE OF THE REGISTERED STRUCTURAL ENGINEER
S.K. Arun Kamraj
Er.S.K.Arun Kamraj M.E.(Struct),MBA.,MIB.,
Chartered Structural Engineer,
Reg:Coimbatore LPA/SE/GR-I/034/2024
KAARVENS Structural Consultancy,
41, BR Nagar, 3rd Street, Kothari layout,
Ramanathapuram, Coimbatore - 641005.
E:skarun@kaarvens.com W:www.karvens.com
M: +91-9894215019, O: +91-8270005019

SIGNATURE OF THE REGISTERED ENGINEER Er. R.JEYASEELAN,B.E.,MBA., REGISTERED ENGINEER (GRADE I) DTCP, REGN No. : RE / G.I / DTCP / TRICHY / DEC 22 / 389 / 14.12.2022 103, SECOND STREET, GANESAPURAM, TRICHY-620 014. CELL : 95009 02267	SIGNATURE OF THE 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
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BUILDING PERMISSION NO:B.P/JD DTCP(TD)NO.125/2025
PLANING PERMISSION NO:P.P/JD DTCP (TD)NO.170/2025

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

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.

