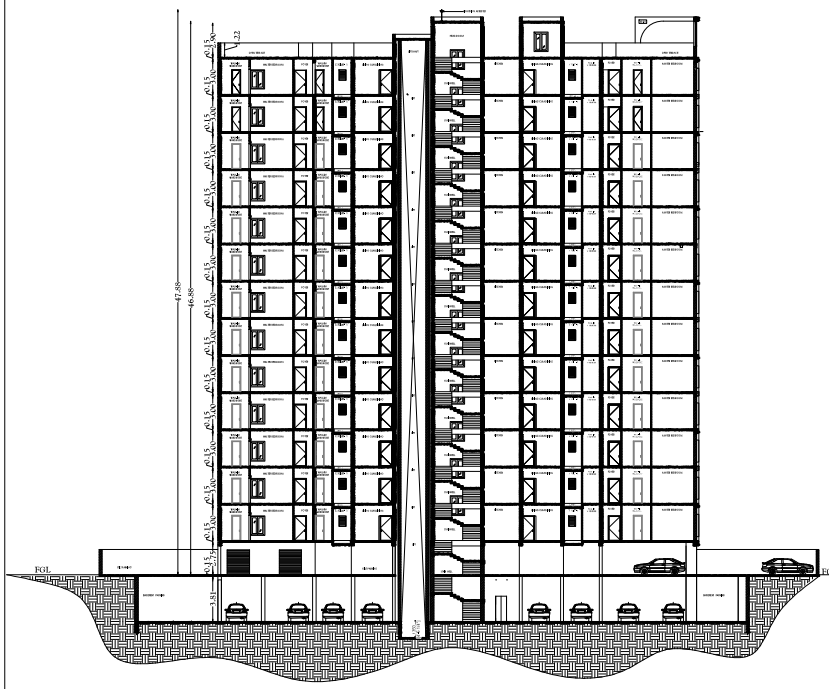
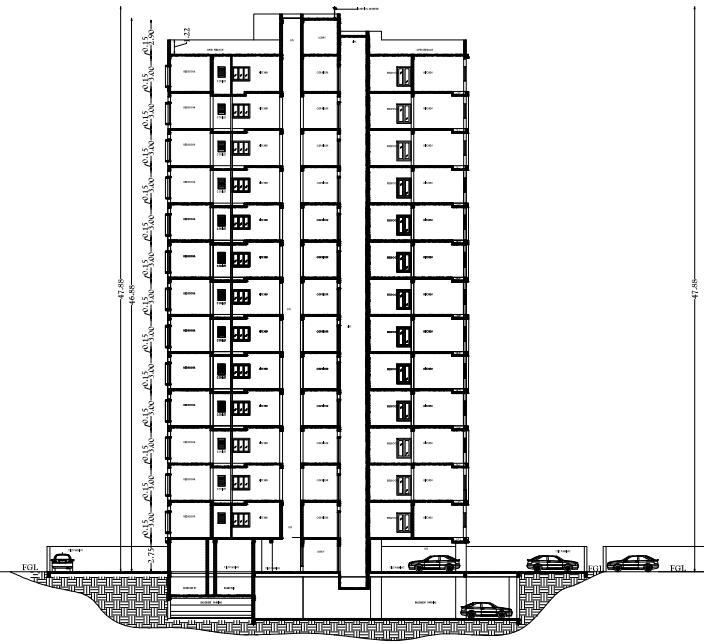


SECTION AA'



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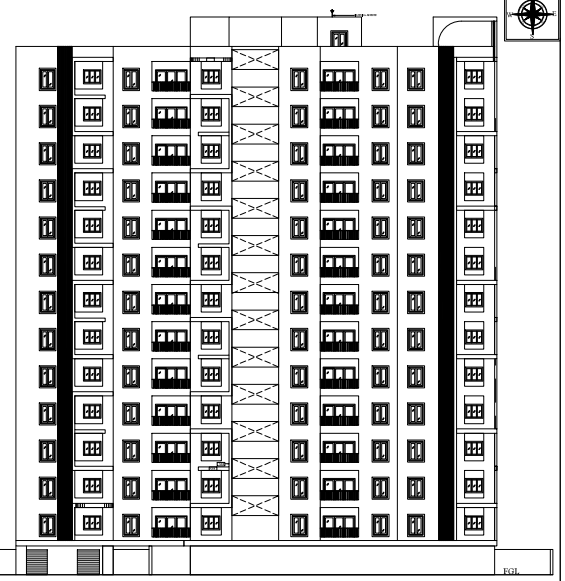
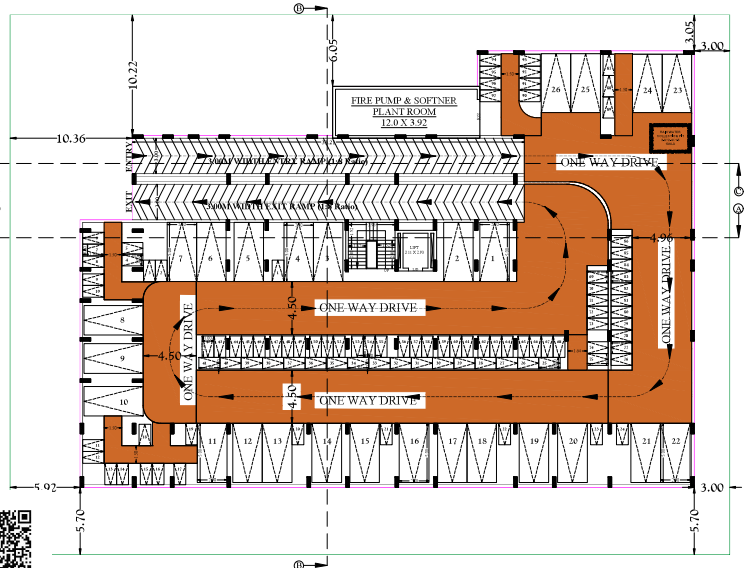
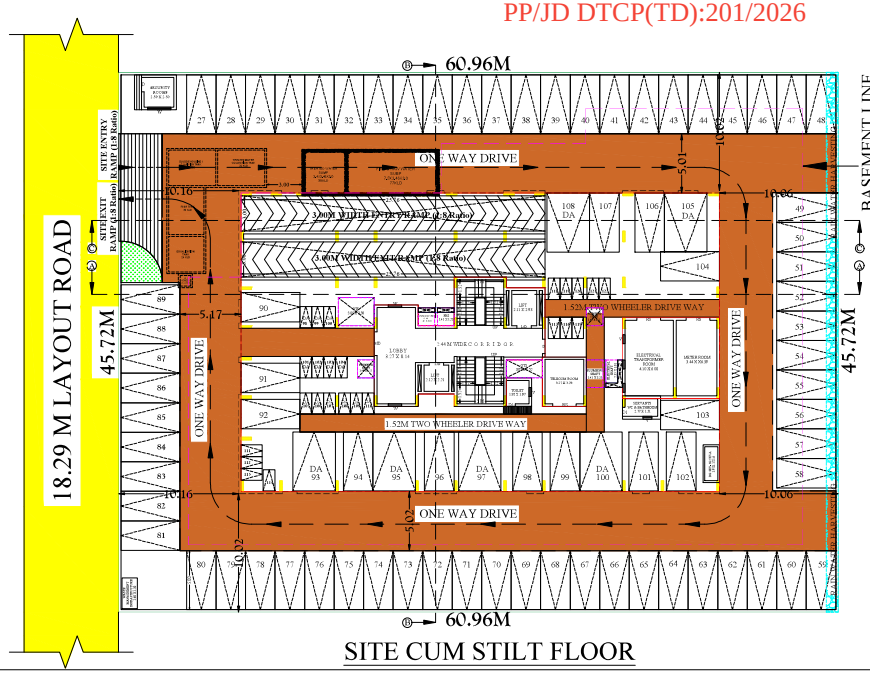


NORTH SIDE ELEVATION (C)

B.P/DTCP NO:195/2026
PP/JD DTCP(TD):201/2026



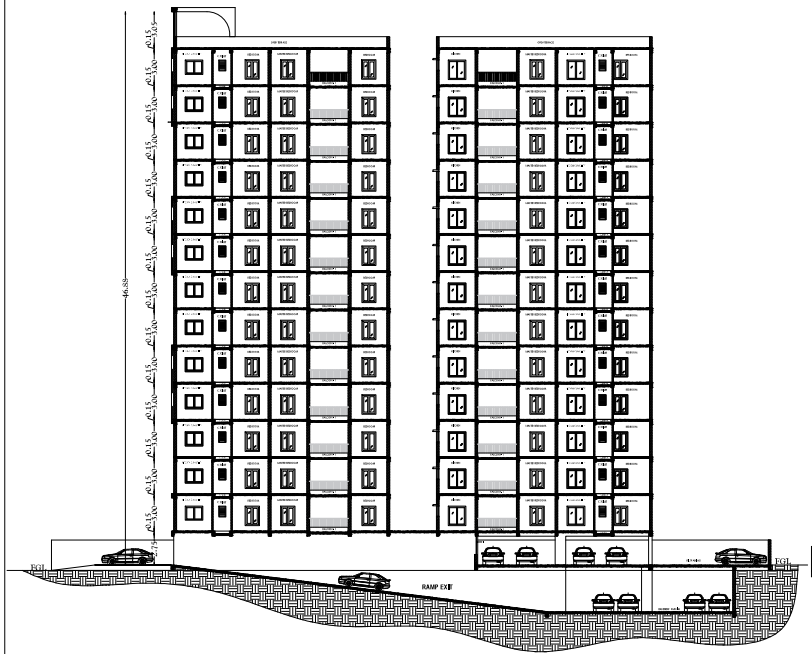
-1 BASEMENT FLOOR



SITE CUM STILT FLOOR

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 194/1A2, 194/1B, 194/3A2,195/4A1B, 195/4A2, 195/4B1B & 195/4B2 PLOT NO: 437 MORAIS CITY EXTENSION-1, KEELAKURICHI VILLAGE & PANCHAYAT 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/0674720/2025		
NAME OF THE APPLICANT : Mr.J.S.LEYRONNE MORAIS		
PARKING REQUIREMENTS		
TNCDBR-2019 ANNEXURE – IV [SEE RULE 38 (4) AND 39 (8)]	PARKING REQUIRED	PARKING PROVIDED
1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND I TWO WHEELER SPACE FOR EVERY DWELLING UNITS	104/2 = 52	100
CAR PARKING SPACE FOR VISITORS 10%	6	102 ÷ 6 DA
1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND I TWO WHEELER SPACE FOR EVERY DWELLING UNITS(TWO WHEELER PARKING REQUIRED)	104 X 1 = 104	111
TWO WHEELER SPACE FOR VISITORS 10%	11	111+11DA
ELECTRIC VECHICLES FAST CHARGING POINT SHALL BE PROVIED 10% VISTORS		

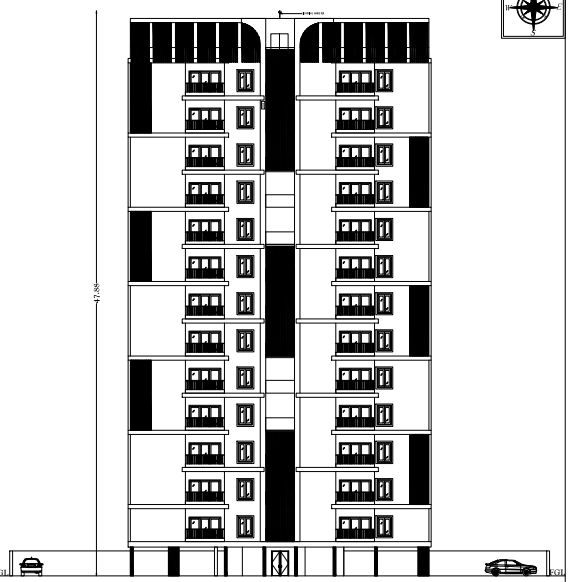
SIGNATURE OF THE APPLICANT	SIGNATURE OF THE REGISTERED ENGINEER	SIGNATURE OF THE REGISTERED STRUCTRAL ENGINEER
SIGNATURE OF THE REGISTERED CONSTRUCTION ENGINEER	SIGNATURE OF THE REGISTERED DEVELOPER	SIGNATURE OF THE REGISTERED GEO-TECHNICAL ENGINEER
SIGNATURE OF THE REGISTERED QUALITY AUDITOR	SIGNATURE OF THE REGISTERED ARCHITECT	



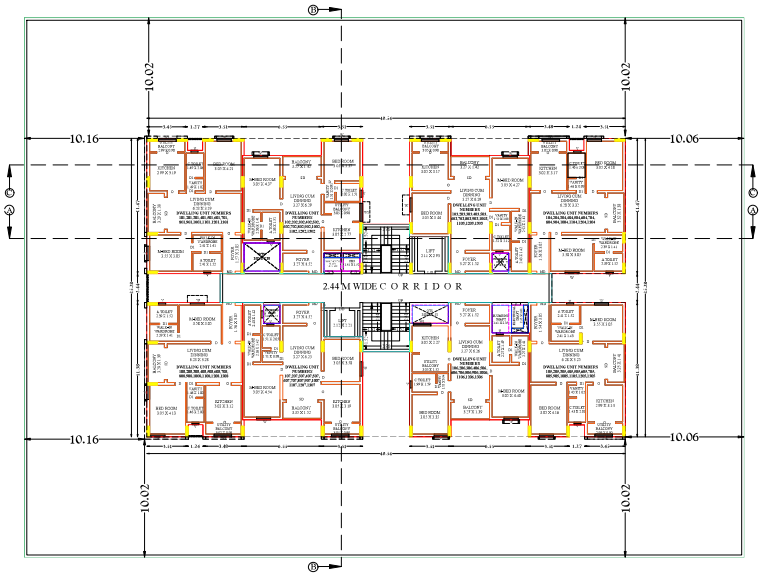
SECTION CC'



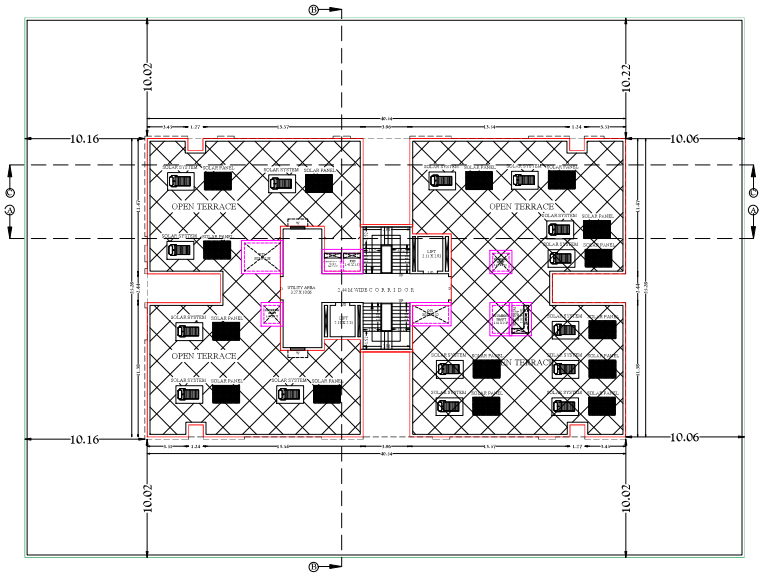
SOUTH SIDE ELEVATION (B)



FRONT ELEVATION (A)



TYPICAL FLOOR 1 TO 13TH FLOOR



PARTLY 14TH FLOOR CUM OPEN TERRACE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 194/1A2, 194/1B, 194/3A2,195/4A1B, 195/4A2, 195/4B1B & 195/4B2 PLOT NO: 437 MORAIS CITY EXTENSION-1, KEELAKURICHI VILLAGE & PANCHAYAT 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/0674720/2025

NAME OF THE APPLICANT :

Mr.J.S.LEYRONNE MORAIS

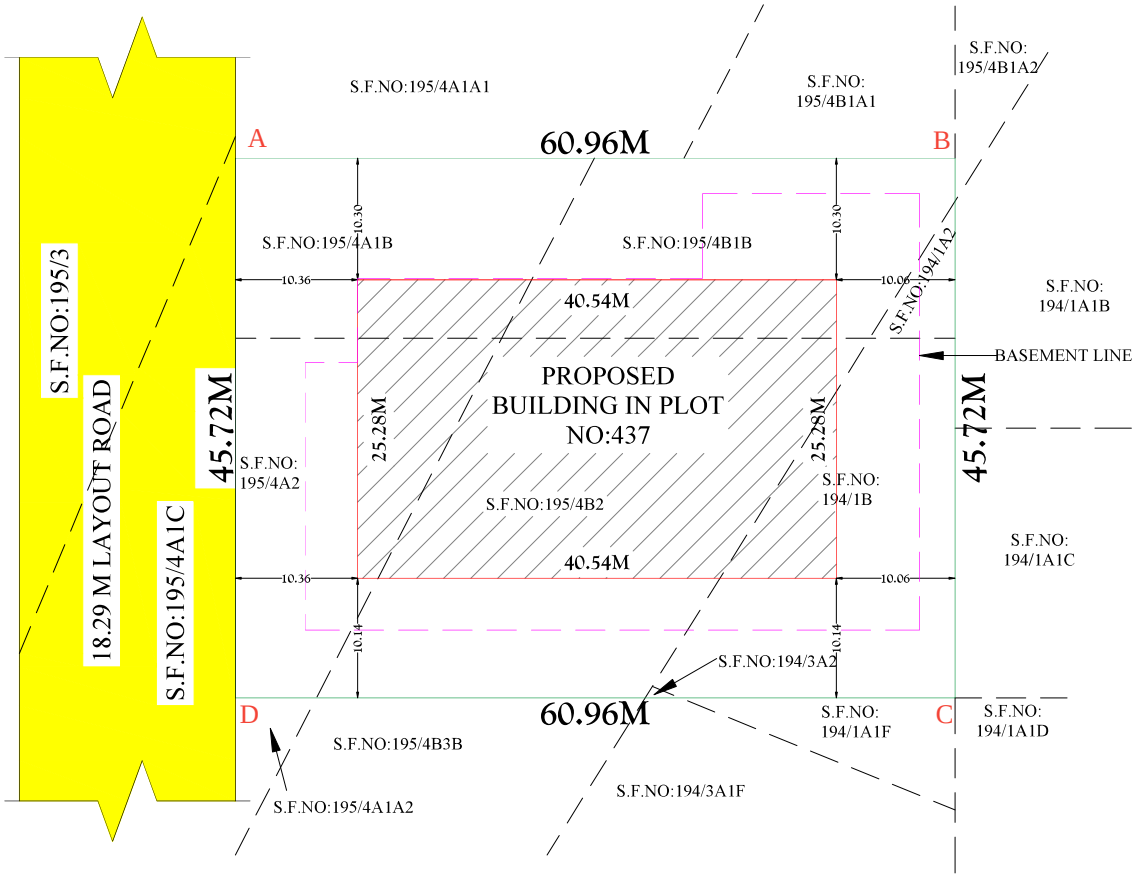
SIGNATURE OF THE APPLICANT	SIGNATURE OF THE REGISTERED ENGINEER	SIGNATURE OF THE REGISTERED STRUCTURAL ENGINEER
	Er. R.JEYASEELAN,B.E.,MSA., REGISTERED ENGINEER (GRADE II) DTCP REGN No.: FE / D.II / DTCP / TRICHY / DEC 22 / 393 / 14.12.2022 103, SECOND STREET, GANESAPURAM, TRICHY-620 014. CELL : 95009 02257	
SIGNATURE OF THE REGISTERED CONSTRUCTION ENGINEER	**SIGNATURE OF THE REGISTERED GEO-TECHNOLOGY ENGINEER**	**SIGNATURE OF THE REGISTERED DEVELOPER**
Er. M.SURESH,D.C.E., CONSTRUCTION ENGINEER, DTCP REGN. No.: CE/DTCP/TRICHY/ MAY 2022/420/24.05.2023 No.1A1, Gr-1, 100TH STREET, KOCK POINT, TRICHY-620 002. CELL : 97874 05716		Dr.CECILIA EDEL PRIYA, M.Sc.,M.PHIL.,PH.D., REGISTERED DEVELOPER, REGD. No.: RD/DTCP/TRICHY/MAP/2024/038/27.05.2024 PLOT No.315, MORAIS RESIDENCE, 9TH CROSS, 5TH SECTOR, MORAIS CITY, TRICHY - 620 007 MOBILE : 9677813424
SIGNATURE OF THE REGISTERED QUALITY AUDITOR	**SIGNATURE OF THE REGISTERED ARCHITECT**	
Er. R. JEYASEELAN,B.E.,MBA., REGISTERED QUALITY AUDITOR. REGN No. RQA/DTCP/TRICHY/FEB 2020/D.II.2024 103, SECOND STREET, GANESAPURAM, TRICHY - 620 014. CELL: 95009 02257	Ar.GUNALINI S - B.Arch, REGD. ARCHITECT COA REG NO:CA/2015/114990 322, VOC STREET, KAMARAJA NAGAR, AIRPORT, TRICHY - 620 007 MOBILE : 89258 41726	

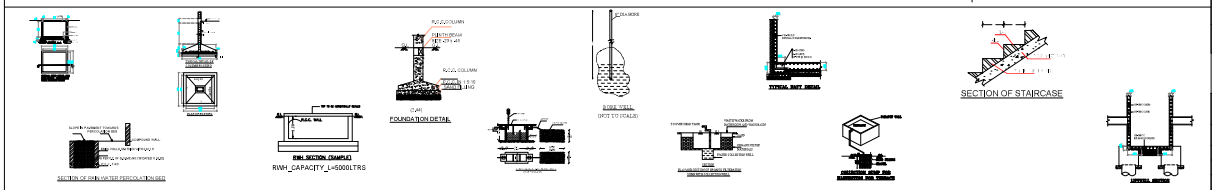
B.P/DTCP NO:195/2026

PP/JD DTCP(TD):201/2026

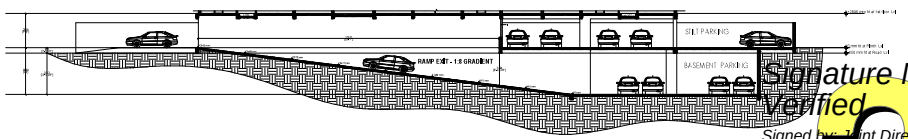
SITE PLAN
SCALE (1:100)

B.P/DTCP NO:195/2026
PP/JD DTCP(TD):201/2026





ALONG RAMP SECTION



PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 194/1A2, 194/1B, 194/3A2,195/4A1B, 195/4A2, 195/4B1B & 195/4B2 PLOT NO: 437 MORAIS CITY EXTENSION-1, KEELAKURICHI VILLAGE & PANCHAYAT 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/0674720/2025

NAME OF THE APPLICANT :

Mr.J.S.LEYRONNE MORAIS

AREA DETAILS :

AS PER PATTA - 2787.00 Sq.mt

AS PER DOCUMENT - 0.68 Acre (or) 2787.00 Sq.mt

AS PER SUPER IMPOSED AREA- 2787.07 Sq.mt

FLOOR UNITS AREA DETAILS

SI.NO	DESCRIPTION	TYPICAL FLOOR 1 TO 13TH FLOOR							
FRST FLOOR	DWELLING UNIT NUMBERS	101	102	103	104	105	106	107	108
	DWELLING UNIT AREA	92.24	93.11	94.30	91.96	91.47	92.28	94.22	91.22
	DWELLING UNITS CARPET AREA	79.94	79.64	89.49	79.90	79.02	79.11	80.41	79.32
SECOND FLOOR	DWELLING UNIT NUMBERS	201	202	203	204	205	206	207	208
	DWELLING UNIT AREA	92.24	93.11	94.30	91.96	91.47	92.28	94.22	91.22
	DWELLING UNITS CARPET AREA	79.94	79.64	89.49	79.90	79.02	79.11	80.41	79.32
THIRD FLOOR	DWELLING UNIT NUMBERS	301	302	303	304	305	306	307	308
	DWELLING UNIT AREA	92.24	93.11	94.30	91.96	91.47	92.28	94.22	91.22
	DWELLING UNITS CARPET AREA	79.94	79.64	89.49	79.90	79.02	79.11	80.41	79.32
FOURTH FLOOR	DWELLING UNIT NUMBERS	401	402	403	404	405	406	407	408
	DWELLING UNIT AREA	92.24	93.11	94.30	91.96	91.47	92.28	94.22	91.22
	DWELLING UNITS CARPET AREA	79.94	79.64	89.49	79.90	79.02	79.11	80.41	79.32
FIFTH FLOOR	DWELLING UNIT NUMBERS	501	502	503	504	505	506	507	508
	DWELLING UNIT AREA	92.24	93.11	94.30	91.96	91.47	92.28	94.22	91.22
	DWELLING UNITS CARPET AREA	79.94	79.64	89.49	79.90	79.02	79.11	80.41	79.32
SIXTH FLOOR	DWELLING UNIT NUMBERS	601	602	603	604	605	606	607	608
	DWELLING UNIT AREA	92.24	93.11	94.30	91.96	91.47	92.28	94.22	91.22
	DWELLING UNITS CARPET AREA	79.94	79.64	89.49	79.90	79.02	79.11	80.41	79.32
SEVENTH FLOOR	DWELLING UNIT NUMBERS	701	702	703	704	705	706	707	708
	DWELLING UNIT AREA	92.24	93.11	94.30	91.96	91.47	92.28	94.22	91.22
	DWELLING UNITS CARPET AREA	79.94	79.64	89.49	79.90	79.02	79.11	80.41	79.32
EIGHT FLOOR	DWELLING UNIT NUMBERS	801	802	803	804	805	806	807	808
	DWELLING UNIT AREA	92.24	93.11	94.30	91.96	91.47	92.28	94.22	91.22
	DWELLING UNITS CARPET AREA	79.94	79.64	89.49	79.90	79.02	79.11	80.41	79.32
NINTH FLOOR	DWELLING UNIT NUMBERS	901	902	903	904	905	906	907	908
	DWELLING UNIT AREA	92.24	93.11	94.30	91.96	91.47	92.28	94.22	91.22
	DWELLING UNITS CARPET AREA	79.94	79.64	89.49	79.90	79.02	79.11	80.41	79.32
TENTH FLOOR	DWELLING UNIT NUMBERS	1001	1002	1003	1004	1005	1006	1007	1008
	DWELLING UNIT AREA	92.24	93.11	94.30	91.96	91.47	92.28	94.22	91.22
	DWELLING UNITS CARPET AREA	79.94	79.64	89.49	79.90	79.02	79.11	80.41	79.32
ELEVEN FLOOR	DWELLING UNIT NUMBERS	1101	1102	1103	1104	1105	1106	1107	1108
	DWELLING UNIT AREA	92.24	93.11	94.30	91.96	91.47	92.28	94.22	91.22
	DWELLING UNITS CARPET AREA	79.94	79.64	89.49	79.90	79.02	79.11	80.41	79.32
TWELVE FLOOR	DWELLING UNIT NUMBERS	1201	1202	1203	1204	1205	1206	1207	1208
	DWELLING UNIT AREA	92.24	93.11	94.30	91.96	91.47	92.28	94.22	91.22
	DWELLING UNITS CARPET AREA	79.94	79.64	89.49	79.90	79.02	79.11	80.41	79.32
THIRTEEN FLOOR	DWELLING UNIT NUMBERS	1301	1302	1303	1304	1305	1306	1307	1308
	DWELLING UNIT AREA	92.24	93.11	94.30	91.96	91.47	92.28	94.22	91.22
	DWELLING UNITS CARPET AREA	79.94	79.64	89.49	79.90	79.02	79.11	80.41	79.32
PER FLOOR COMMON AREA		131.26							

SI. NO	SF.NO	SITE AREA DETAILS			
		AS PER PATTA		AS PER DOCUMENT	
		Sq.Mt	CENT	Sq.Mt	CENT
1	194/1A2	42.00	1.04	42.00	1.04
2	**194/3A2**	12.00	0.30	12.00	0.30
3	**194/1B**	475.00	11.74	475.00	11.74
4	**195/4A1B**	403.00	9.96	403.00	9.96
5	195/4A2	477.00	11.78	477.00	11.78
6	**195/4B1B**	484.00	11.96	484.00	11.96
7	**195/4B2**	894.00	22.09	894.07	22.09
TOTAL		2787.00	68.87	2787.07	68.87

FLOOR AREA DETAILS

SL NO	DESCRIPTION	FSI Area in Sq.Mt	NON-FSI Area in Sq.Mt	TOTAL Area in Sq.Mt	No.of Houses
1	BASEMENT FLOOR	-	1702.02	1702.02	-
2	STILT FLOOR	190.06	812.83	1002.89	-
3	FIRST FLOOR	872.06		872.06	8
4	SECOND FLOOR	872.06		872.06	8
5	THIRD FLOOR	872.06		872.06	8
6	FOURTH FLOOR	872.06		872.06	8
7	FIFTH FLOOR	872.06		872.06	8
8	SIXTH FLOOR	872.06		872.06	8
9	SEVENTH FLOOR	872.06		872.06	8
10	EIGHT FLOOR	872.06		872.06	8
11	NINTH FLOOR	872.06		872.06	8
12	TENTH FLOOR	872.06		872.06	8
13	ELEVEN FLOOR	872.06		872.06	8
14	TWELVE FLOOR	872.06		872.06	8
15	THIRTEEN FLOOR	872.06		872.06	8
16	FOURTEEN FLOOR	124.54		124.54	-
TOTAL		11651.38	2514.85	14166.23	104

PREMIUM F S I = TOTAL FSI AREA / SITE AREA = 11651.38 / 2787.00 = 4.18 < 4.875

PLOT COVERAGE = GROUND FLOOR / SITE AREA = 872.06 X100= 31.29 % / 2787.00

JOINERY DETAILS

SL NO	CODE	SIZE METER	SIZE FEET
1	MD	1.05 X 2.10	3'6" X 7'0"
2	D	0.90 X 2.10	3'0" X 7'0"
3	D1	0.75 X 2.10	2'6" X 7'0"
4	SD	2.70 X 2.10	9'1" X 7'0"
5	W	1.20 X 1.65	4'0" X 5'5"
6	W1	1.50 X 1.20	5'0" X 4'0"
7	V	0.60 X 0.90	2'0" X 3'0"

COLOR INDEX:

SITE BOUNDARY

EXISTING ROAD

PROPOSED BUILDING

DRIVE WAY

SIGNATURE OF THE APPLICANT

SIGNATURE OF THE REGISTERED ENGINEER

Er. R.JEYASEELAN,B.E.,MBA.,
REGISTERED ENGINEER (GRADE I) DTCP
REGN No. : 1E / D1 / DTCP / TRICHY / 022 / 388 / 14.12.2022
163, SECOND STREET, GANESAPURAM,
TRICHY-620 014.
CELL : 95009 02267

SIGNATURE OF THE REGISTERED QUALITY AUDITOR

Er. R. JEYASEELAN,B.E.,MBA.,
REGISTERED QUALITY AUDITOR,
REGN No. RQA/DTCP/TRICHY/SEP/2020/02.2024
163, SECOND STREET, GANESAPURAM,
TRICHY - 620 014.
CELL: 95009 02267

SIGNATURE OF THE REGISTERED DEVELOPER

Dr.CECILIA EDEL PRIYA, M.Sc.,M.PHIL.,PH.D.,
REGISTERED DEVELOPER,
REGD. No. RD/DTCP/TRICHY/SEP/2024/03827.05.2024
PLOT No.315, MORAIS RESIDENCE,
9TH CROSS, 5TH SECTOR,
MORAIS CITY, TRICHY - 620 007
MOBILE : 9677813424

SIGNATURE OF THE REGISTERED CONSTRUCTION ENGINEER

Er. M.SURESH,D.C.E.,
CONSTRUCTION ENGINEER, DTCP
SISSA, No.: CE/STCP/TRICHY/
MAY 2023/420/24.05.2023
No.11, Sr. 1, SOUTH STREET, SIXZ FEET,
TRICHY-620 002.
CELL : 97874 05716

SIGNATURE OF THE REGISTERED ARCHITECT

Ar.GUNALINI S - B.Arch,
REGD. ARCHITECT
COA REG NO:CA/2015/114990
322, VOC STREET,
KAMARAJA NAGAR,
AIRPORT, TRICHY - 620 007
MOBILE : 89258 41728

SIGNATURE OF THE REGISTERED STRUCTURAL ENGINEER

SIGNATURE OF THE REGISTERED GEO-TECHNOLOGY ENGINEER

Signature Not Verified
Signed by: Joint Director
Location:Tiruchirappalli
Date:2026.09.23 18:27:01

Signature valid