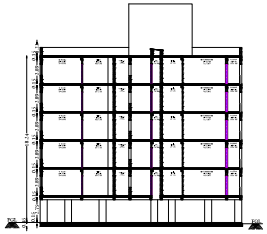
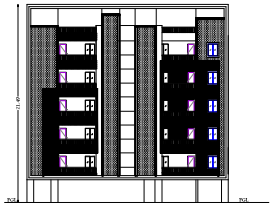
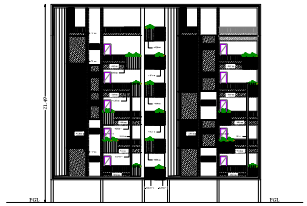


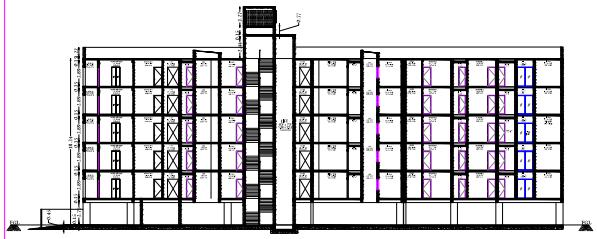
MORAIS OPAL SECTION-CC



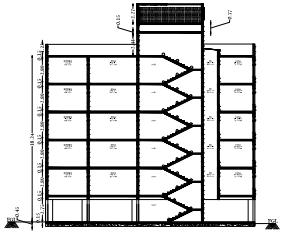
MORAIS OPAL FRONT ELEVATION



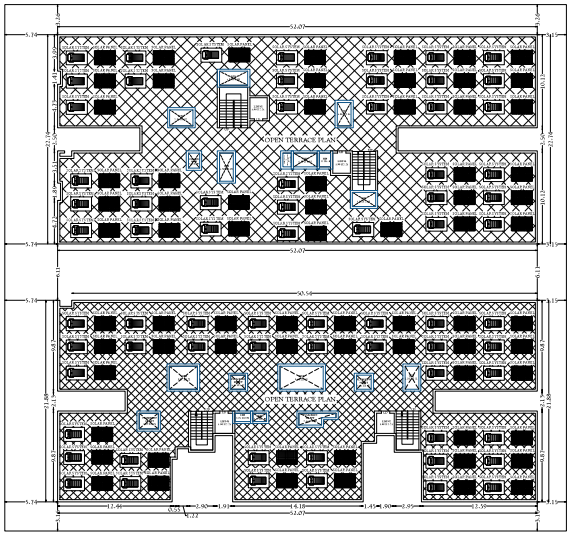
MORAIS EDEN FRONT ELEVATION



MORAIS EDEN SECTION - AA

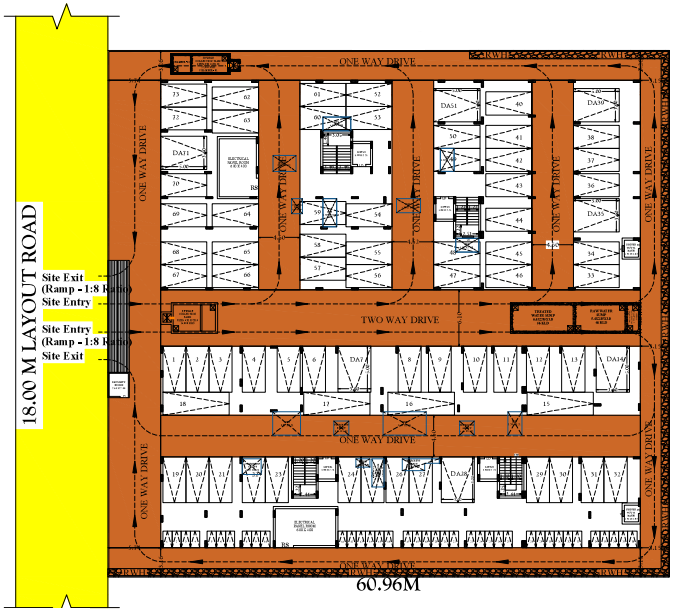


MORAIS EDEN SECTION - BB



OPEN TERRACE PLAN

B.P/DTCP No:411/2026
Planning Permision No.102/2026



SITE CUM STILT FLOOR PLAN

TYPICAL FLOOR BLOCK_1 & 2=1,2,3,4,5

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 205/4E2B, 205/4F1A2, 205/4H1B1A, 205/4I2A1A, 205/85, 205/86 PLOT NO: 408 NORTH PART, 409, 410 MORAIS CITY EXTENSION-1, KEELAKURICHI VILLAGE, THIRUVERAMBUR PANCHAYAT UNION, THIRUVERAMBUR TALUK& , TIRUCHIRAPPALLI DISTRICT.

FLOOR UNITS DETAILS

FLOORS	DESCRIPTION	MORAIS OPAL TYPICAL BLOCK 1=1,2,3,4,5						
FIRST FLOOR	UNIT NUMBERS	101	102	103	104	105	106	107
	UNIT AREA	118.10	119.53	119.26	124.24	124.24	131.44	127.68
	UNITS CARPET AREA	102.30	104.33	103.49	108.25	108.12	112.50	109.51
SECOND FLOOR	UNIT NUMBERS	201	202	203	204	205	206	207
	UNIT AREA	118.10	119.53	119.26	124.24	124.24	131.44	127.68
	UNITS CARPET AREA	102.30	104.33	103.49	108.25	108.12	112.50	109.51
THIRD FLOOR	UNIT NUMBERS	301	302	303	304	305	306	307
	UNIT AREA	118.10	119.53	119.26	124.24	124.24	131.44	127.68
	UNITS CARPET AREA	102.30	104.33	103.49	108.25	108.12	112.50	109.51
FOURTH FLOOR	UNIT NUMBERS	401	402	403	404	405	406	407
	UNIT AREA	118.10	119.53	119.26	124.24	124.24	131.44	127.68
	UNITS CARPET AREA	102.30	104.33	103.49	108.25	108.12	112.50	109.51
FIFTH FLOOR	UNIT NUMBERS	501	502	503	504	505	506	507
	UNIT AREA	118.10	119.53	119.26	124.24	124.24	131.44	127.68
	UNITS CARPET AREA	102.30	104.33	103.49	108.25	108.12	112.50	109.51
TOTAL NUMBERS OF UNIT IN BLOCK-1		35 UNITS						
ALL FLOOR COMMON AREA		118.70						

FLOORS	DESCRIPTION	MORAIS EDEN TYPICAL BLOCK 2=1,2,3,4,5					
FIRST FLOOR	UNIT NUMBERS	101	102	103	104	105	106
	UNIT AREA	172.14	144.40	174.72	174.72	138.43	173.69
	UNITS CARPET AREA	151.58	126.25	153.64	153.68	120.96	152.46
SECOND FLOOR	UNIT NUMBERS	201	202	203	204	205	206
	UNIT AREA	172.14	144.40	174.72	174.72	138.43	173.69
	UNITS CARPET AREA	151.58	126.25	153.64	153.68	120.96	152.46
THIRD FLOOR	UNIT NUMBERS	301	302	303	304	305	306
	UNIT AREA	172.14	144.40	174.72	174.72	138.43	173.69
	UNITS CARPET AREA	151.58	126.25	153.64	153.68	120.96	152.46
FOURTH FLOOR	UNIT NUMBERS	401	402	403	404	405	406
	UNIT AREA	172.14	144.40	174.72	174.72	138.43	173.69
	UNITS CARPET AREA	151.58	126.25	153.64	153.68	120.96	152.46
FIFTH FLOOR	UNIT NUMBERS	501	502	503	504	505	506
	UNIT AREA	172.14	144.40	174.72	174.72	138.43	173.69
	UNITS CARPET AREA	151.58	126.25	153.64	153.68	120.96	152.46
TOTAL NUMBERS OF UNIT IN BLOCK -2		30 UNITS					
ALL FLOOR COMMON AREA		115.84					
TOTAL NUMBERS OF UNITS BLOCK-1 & BLOCK -2		65 UNITS					

ALL DIMENSIONS ARE IN METER

LAYOUT L.PR)NTDA NO:01/2020

ONLINE APPLICATION NO: SWP/BPA/8093/"0/2026

NAME OF THE APPLICANT :

1) M/s. LUXICA PROPERTIES PRIVATE LIMITED
DIRECTOR
Mrs.CECILIYA EDEL PRIYA

2) M/s. ZENAIDA SHELTERS LLP
DESIGNATED PARTNERS
Mr. P. SURESH

AREA DETAILS : (Least Area to be considered)

AS PER TSLR - 3483.00 Sq.mt

AS PER DOCUMENT - 0.34 Acre (or) 3483.83 Sq.mt

AS PER SUPER IMPOSED AREA- 3483.00 Sq.mt

SL NO	DESCRIPTION	FSI Area in Sq.Mt	NON-FSI Area in Sq.Mt	TOTAL Area in Sq.Mt	No.of Houses
	BLOCK-1 MORAIS OPAL				
1	STILT FLOOR	28.81	1072.35	1102.16	-
2	FIRST FLOOR	983.19	-	983.19	7
3	SECOND FLOOR	983.19	-	983.19	7
4	THIRD FLOOR	983.19	-	983.19	7
5	FOURTH FLOOR	983.19	-	983.19	7
6	FIFTH FLOOR	983.19	-	983.19	7
7	HEAD ROOM	-	37.44	37.44	-
	TOTAL	4944.76	1109.79	6055.55	35.00
	BLOCK-2 MORAIS EDEN				
1	STILT FLOOR	28.81	1128.32	1157.13	-
2	FIRST FLOOR	1093.94	-	1093.94	6
3	SECOND FLOOR	1093.94	-	1093.94	6
4	THIRD FLOOR	1093.94	-	1093.94	6
5	FOURTH FLOOR	1093.94	-	1093.94	6
6	FIFTH FLOOR	1093.94	-	1093.94	6
7	HEAD ROOM	-	42.83	42.83	-
	TOTAL	5498.51	1171.15	6669.66	30.00

F S I = TOTAL FSI AREA = 10443.27 = 2.99 > 2.00
SITE AREA 3483.00

PERMIUM FSI = 50 %

PLOT COVERAGE = GROUND FLOOR = 2247.74 X 100 = 64.53%
SITE AREA 3483.00

PARKING REQUIREMENTS

TNCDBB-2019 ANNEXURE– IV [SEE RULE 38 (4) AND 39 (8)]	PARKING REQUIRED	PARKING PROVIDED
1 CAR SPACE FOR EVERY DWELLING UNITS AND TWO WHEELER SPACE (NOT REQUIRED)	65	65
CAR PARKING SPACE FOR VISITORS 10%	7	65 + 7 DA
TWO WHEELER SPACE	0	38

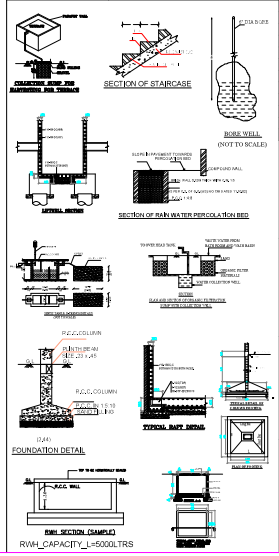
ELECTRIC VECHICLES FAST CHARGING POINT SHALL BE PROVIED 10% VISTORS

JOINERY DETAILS

SL NO	CODE	SIZE METER	SIZE FEET
1	MD	0.91 X 2.13	3'0" X 7'0"
2	D	0.76 X 2.13	2'6" X 7'0"
3	D1	1.22 X 2.13	4'0" X 7'0"
4	SD	1.52 X 1.52	5'0" X 7'0"
5	SD1	0.76 X 0.76	2'6" X 7'0"
6	W	1.22 X 2.14	4'0" X 8'0"
7	W1	1.52 X 2.14	5'0" X 8'0"
8	W2	1.00 X 2.14	4'0" X 8'0"
9	W3	1.70 X 2.14	5'0" X 8'0"
10	KW	0.91 X 0.61	3'0" X 2'0"
11	V	0.61 X 0.61	2'0" X 2'0"

COLOR INDEX:

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING
- DRIVE WAY
- FULL HEIGHT COLUMN
- FLOATING COLUMN FROM FIRST FLOOR LEVEL



SIGNATURE OF THE APPLICANT

For LUXICA PROPERTIES PRIVATE LIMITED

Director

For ZENAIDA SHELTERS LLP

P. Suresh

DESIGNATED PARTNER

SIGNATURE OF THE GEOTECHNICAL ENGINEER

Dr. S. SUPERNAS SENGUPTA, M.E., M.B.A., Ph.D., F.I.E.
Registered Geotechnical Engineer,
(T.N.) RGE / 0210 /2005, Chartered Engineer,
2/55, West Cbe. Rd., C.M. Degree Hospital,
Avinashi Road, Peelamedu, Coimbatore-641 004.

SIGNATURE OF THE REGISTERED ENGINEER

Er. R.JEYASEELAN,B.E .MBA.,
REGISTERED ENGINEER (GRADE I) DTCP,
REGN No. : RE / GI-I / DTCP / TRICHY / 0202 / 2013 / 14.12.2022
103, SECOND STREET, GANESAPURAM,
TRICHY-620 014.
CELL : 95009 02267

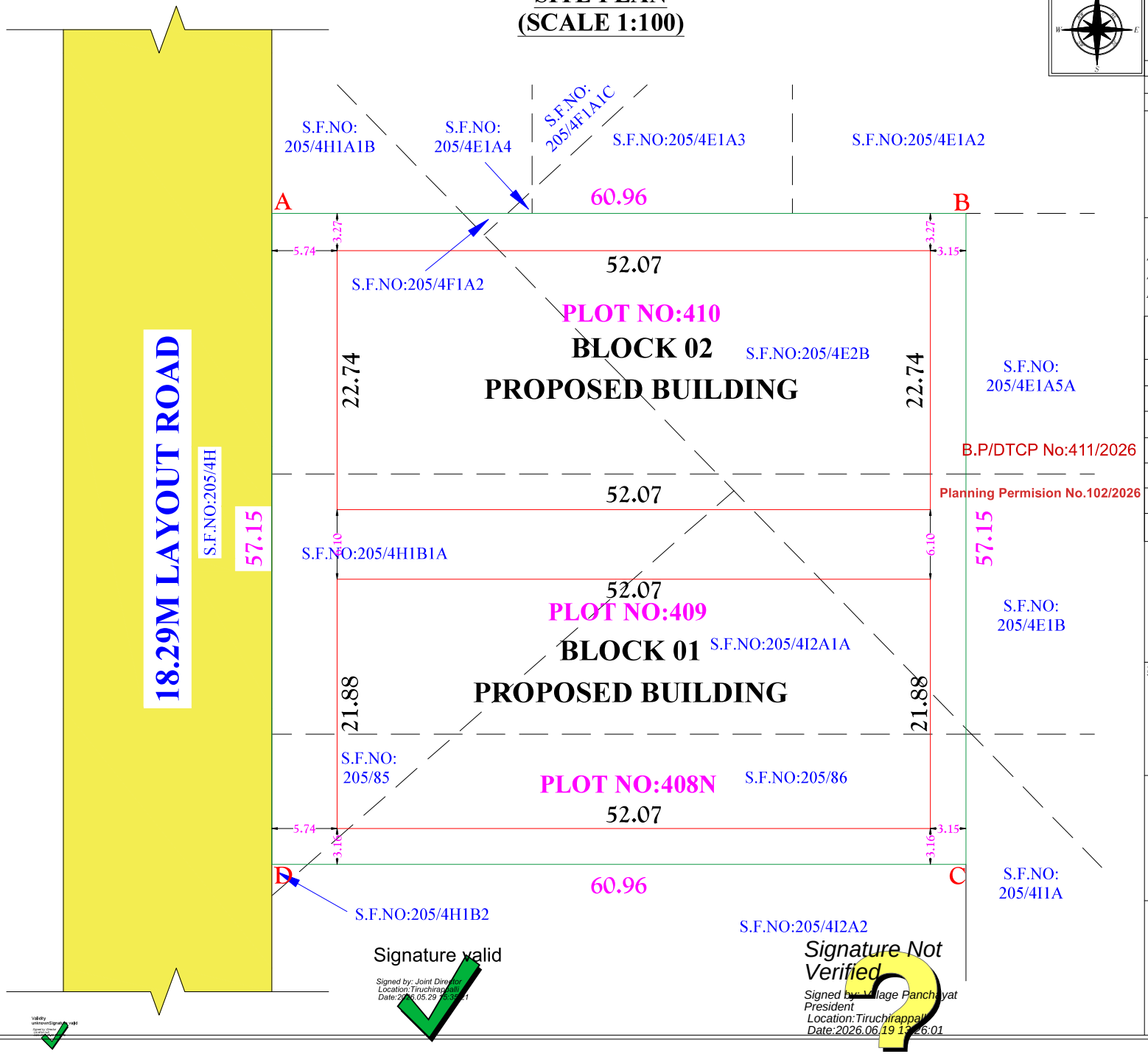
SIGNATURE OF THE REGISTERED STRUCTURAL ENGINEER

Dr.S.K.Arun Kamaraj M.E.(Struct),MBA.,MIE.,
Chartered Structural Engineer,
Registered Valuer (CAT-I) / 2021/2024
KAARTHIKA Structural Consultancy,
41, 80 Huge, 3rd Street, Kochari layout,
Ramanathapuram, Coimbatore - 641 045.
E: skarun@yahoo.com W: www.karthika.net
M: +91-94443-38618, O: +91-4218600519

SIGNATURE OF THE REGISTERED CONSTRUCTION ENGINEER

Er. M.SURESH,D.C.E.,
CONSTRUCTION ENGINEER, DTCP
REGN. No.: CE/DTCP/TRICHY/
MAY 2023/420/Ta.01.2023
No.1&1, Ns 1.5, SOUTH STREET, ROCK FORT,
TRICHY-620 002.
CELL : 97874 05716

SITE PLAN
(SCALE 1:100)



SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 205/4E2B, 205/4F1A2, 205/4H1B1A, 205/4I2A1A, 205/85, 205/86 PLOT NO: 408 NORTH PART, 409, 410 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/809370/2026

NAME OF THE APPLICANT :

1) **M/s. LUXICA PROPERTIES PRIVATE LIMITED**
   DIRECTOR
   Mrs.CECILIYA EDEL PRIYA
2) **M/s. ZENAIDA SHELTERS LLP**
   DESIGNATED PARTNERS
   Mr. P. SURESH

AREA DETAILS :

AS PER PATTA - 3483.00 Sq.mt

AS PER DOCUMENT - 0.86 Acre (or) 3483.83 Sq.mt

AS PER SUPER IMPOSED AREA- 3483.83 Sq.mt

SI. NO	S.F.NO	AS PER PATTA		AS PER DOCUMENT	
		Sq.Mts	Cent	Sq.Mts	Cent
1	205/4E2B	1173.00	28.98	1173.00	28.98
2	205/4F1A2	4.00	0.09	4.00	0.09
3	205/4H1B1A	1305.00	32.25	1305.83	32.26
4	205/4I2A1A	304.00	7.51	304.00	7.51
5	205/85	111.00	2.74	111.00	2.74
6	205/86	586.00	14.48	586.00	14.48
	TOTAL	3483.00	86.05	3483.83	86.06

SIGNATURE OF THE APPLICANT

For LUXICA PROPERTIES PRIVATE LIMITED

Director

For ZENAIDA SHELTERS LLP

DESIGNATED PARTNER

SIGNATURE OF THE GEOTECHNICAL ENGINEER

Dr.S.SENTHAMIL KUMAR, B.E.,M.E.,Ph.D.,FGS,MGS.
Registered Geotechnical Engineer,
(T.N.R.GSE/2015/086), Chartered Engineer,
703, Plot No.38, O.M.Rajoo Nagar,
Near New Bus Stand, VILLUPPURAM-605 602.

SIGNATURE OF THE REGISTERED ENGINEER

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

SIGNATURE OF THE REGISTERED STRUCTURAL ENGINEER

Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer,
Reg: Coimbatore LPA/SE/GR-I/034/2024
KAARVENS Structural Consultancy,
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E: skarun@kaarvens.com W: www.kaarvens.com
M: +91-9894215019, O: +91-8270005019

SIGNATURE OF THE REGISTERED CONSTRUCTION ENGINEER

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CONSTRUCTION ENGINEER, DTCP
REGN. No.: CE/DTCP/TRICHY/MAY 2023/420/24.05.2023
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