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.

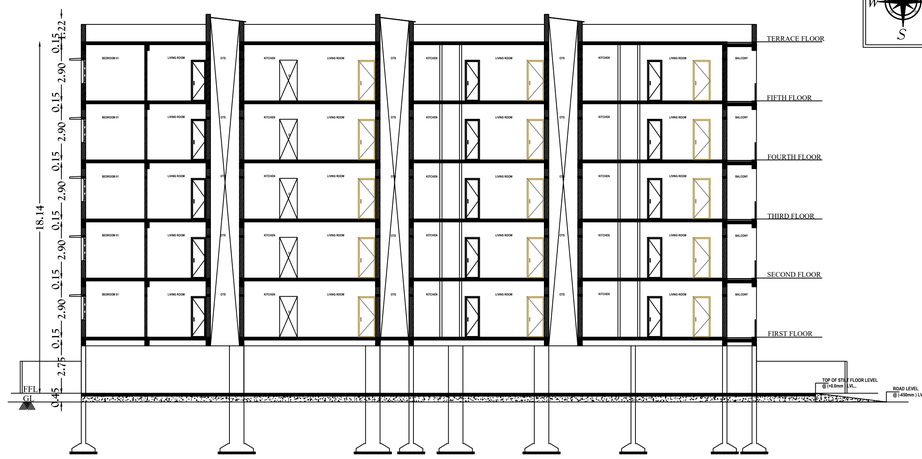
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
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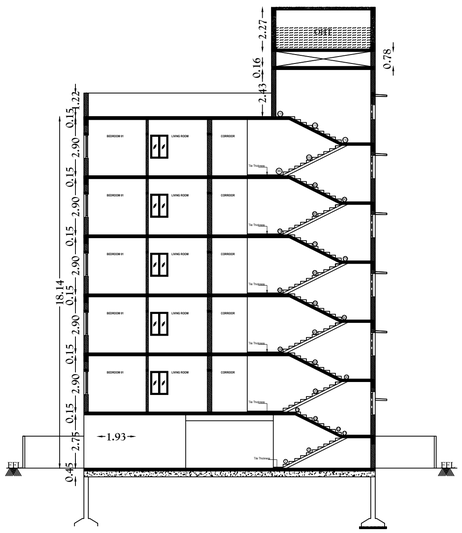
WEST SIDE ELEVATION



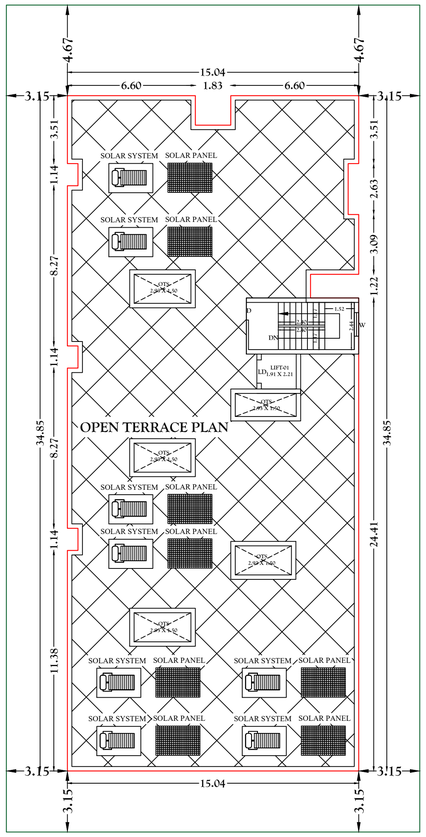
SECTION - AA



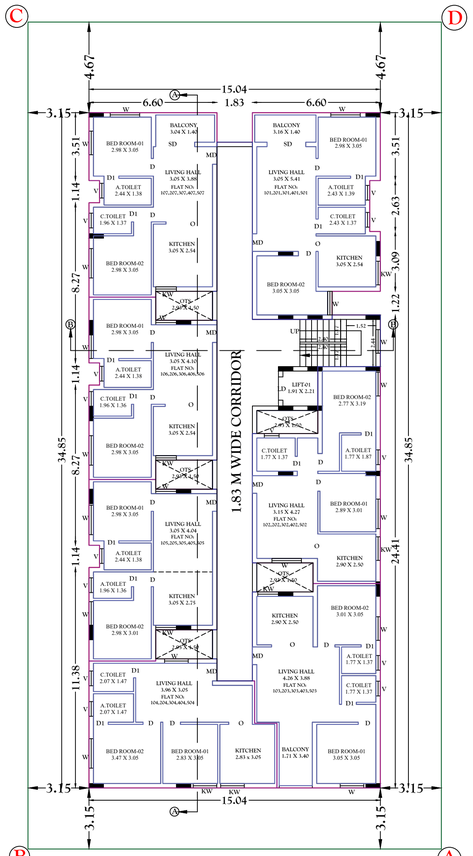
NORTH SIDE (FRONT) ELEVATION



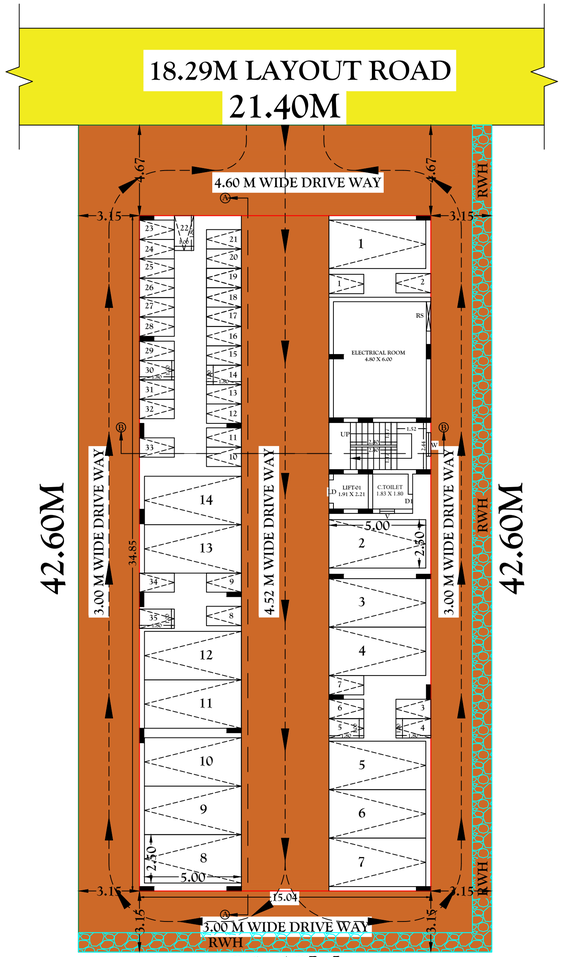
[ON - BB



OPEN TERRACE FLOOR PLAN



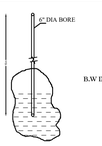
TYPICAL FLOOR =1,2,3,4,5



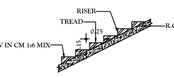
21.40M
STILT FLOOR PLAN



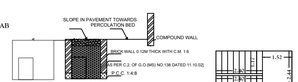
COLLECTION SUMP FOR HARVESTING FOR TERRACE



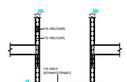
BORE WELL
(NOT TO SCALE)

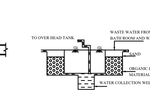


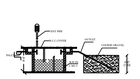
SECTION - STAIRCASE

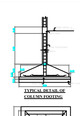


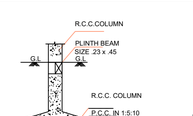
SECTION OF RAIN WATER PERCOLATION BED



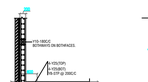






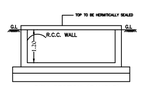


(2.44)
FOUNDATION DETAIL



TYPICAL RAFT DETAIL





RWH_CAPACITY_L=5000LTRS

RWH SECTION (SAMPLE)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 205/2C1B,205/88, 205/89, 206/23 PLOT NO: L1 EAST PART, MORAIS CITY EXTENSION-1, KEELAKURICHI VILLAGE, THIRUVERAMBUR PANCHAYAT UNION, THIRUVERAMBURTALUK& , TIRUCHIRAPPALLI DISTRICT.

ALL DIMENSIONS ARE IN METER

SCALE :1:100

ONLINE APPLICATION NO: SWP/BPA/929611/2026

NAME OF THE APPLICANT :

Mr.J.S.I.EYRONNE MORAIS

AREA DETAILS :

AS PER PATTA - 910.00 Sq.mt

AS PER DOCUMENT - 910.44 Sq.mt (or) 9800 Sq.Ft

AS PER SUPER IMPOSED AREA- 910.00 Sq.mt

SLNO	DESCRIPTION	FSI Area in Sq.Mt	NON-FSI Area in Sq.Mt	TOTAL Area in Sq.Mt	No.of Houses
	MORAIS NESTORIA				
1	**STILT FLOOR(Parking)**	28.81	473.92	502.73	-
2	**FIRST FLOOR**	493.60	-	493.60	7
3	**SECOND FLOOR**	493.60	-	493.60	7
4	**THIRD FLOOR**	493.60	-	493.60	7
5	**FOURTH FLOOR**	493.60	-	493.60	7
6	**FIFTH FLOOR**	493.60	-	493.60	7
7	**HEAD ROOM**	-	16.79	16.79	-
	TOTAL	2496.81	490.71	2987.52	35.00

F S I = TOTAL FSI AREA / SITE AREA = 2496.81 / 910.00 = 2.74 > 2.00

PREMIUM FSI = 50 %

PLOT COVERAGE = GROUND FLOOR / SITE AREA = 502.73 / 910.44 X 100 = 55.24%

PARKING REQUIREMENTS

TNCDBR-2019 ANNEXURE – IV [SEE RULE 38 (4) AND 39 (8)]	PARKING REQUIRED	PARKING PROVIDED
FLOOR AREA ABOVE 50 Sq.M AND UP TO 75 Sq.M ,1 TWO WHEELER SPACE	35	35
CAR PARKING	0	14

ELECTRIC VECHICLES FAST CHARGING POINT SHALL BE PROVIED 10% VISTORS

FLOOR UNITS DETAILS

FLOORS	DESCRIPTION	MORAIS NESTORIA TYPICAL FLOOR=1,2,3,4,5						
FRST FLOOR	UNIT NUMBERS	101	102	103	104	105	106	107
	UNIT AREA	65.42	58.92	63.84	58.21	54.55	54.58	61.29
	UNITS CARPET AREA	55.85	49.43	55.30	50.60	46.75	46.70	52.87
SECOND FLOOR	UNIT NUMBERS	201	202	203	204	205	206	207
	UNIT AREA	65.42	58.30	63.84	58.21	54.55	54.58	61.29
	UNITS CARPET AREA	55.85	49.43	55.30	50.60	46.75	46.70	52.87
THIRD FLOOR	UNIT NUMBERS	301	302	303	304	305	306	307
	UNIT AREA	65.42	58.30	63.84	58.21	54.55	54.58	61.29
	UNITS CARPET AREA	55.85	49.43	55.30	50.60	46.75	46.70	52.87
FOURTH FLOOR	UNIT NUMBERS	401	402	403	404	405	406	407
	UNIT AREA	65.42	58.30	63.84	58.21	54.55	54.58	61.29
	UNITS CARPET AREA	55.85	49.43	55.30	50.60	46.75	46.70	52.87
FIFTH FLOOR	UNIT NUMBERS	501	502	503	504	505	506	507
	UNIT AREA	65.42	58.30	63.84	58.21	54.55	54.58	61.29
	UNITS CARPET AREA	55.85	49.43	55.30	50.60	46.75	46.70	52.87
TOTAL NUMBERS OF UNIT IN BLOCK -1		35 UNITS						
ALL FLOOR COMMON AREA		76.79						

JOINERY DETAILS

SLNO	CODE	SIZE METER	SIZE FEET
1	MD	0.91 X 2.14	3'0" X 7'0"
2	D	0.91 X 2.14	3'0" X 7'0"
3	D1	0.76 X 2.14	2'6" X 7'0"
4	SD	1.52 X 2.14	5'0" X 7'0"
5	W	1.52 X 1.52	5'0" X 4'0"
6	KW	1.22 X 1.22	4'0" X 4'0"
7	V	0.61 X 0.61	2'0" X 2'0"

SIGNATURE OF THE APPLICANT

SIGNATURE OF THE REGISTERED ENGINEER

Er. R.JEYASEELAN,B.E.,MBA.,
REGISTERED ENGINEER (GRADE 1) DTCP,
REGN No. : RE / Gr.I / DTCP / TRICHY / OEC 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,
41, BR Nagar, 3rd Street, Kohari layout,
Ramanathapuram, Coimbatore - 641005.
E: skarun@kaarvens.com W: www.kaarvens.com
M: +91-9894215019, O: +91-8270005019

SIGNATURE OF THE REGISTERED GEOTECHNICAL ENGINEER

Dr.S.SENTHAMIL KUMAR, M.E.,M.S.,Ph.D.,FGS,MIG,
Registered Geotechnical Engineer,
(TN/RGE/2010/008), Chartered Engineer,
703, Plot No.59, O.M.Sapco Nagar,
Near New Bus Stand, THANJAVUR-613 006.

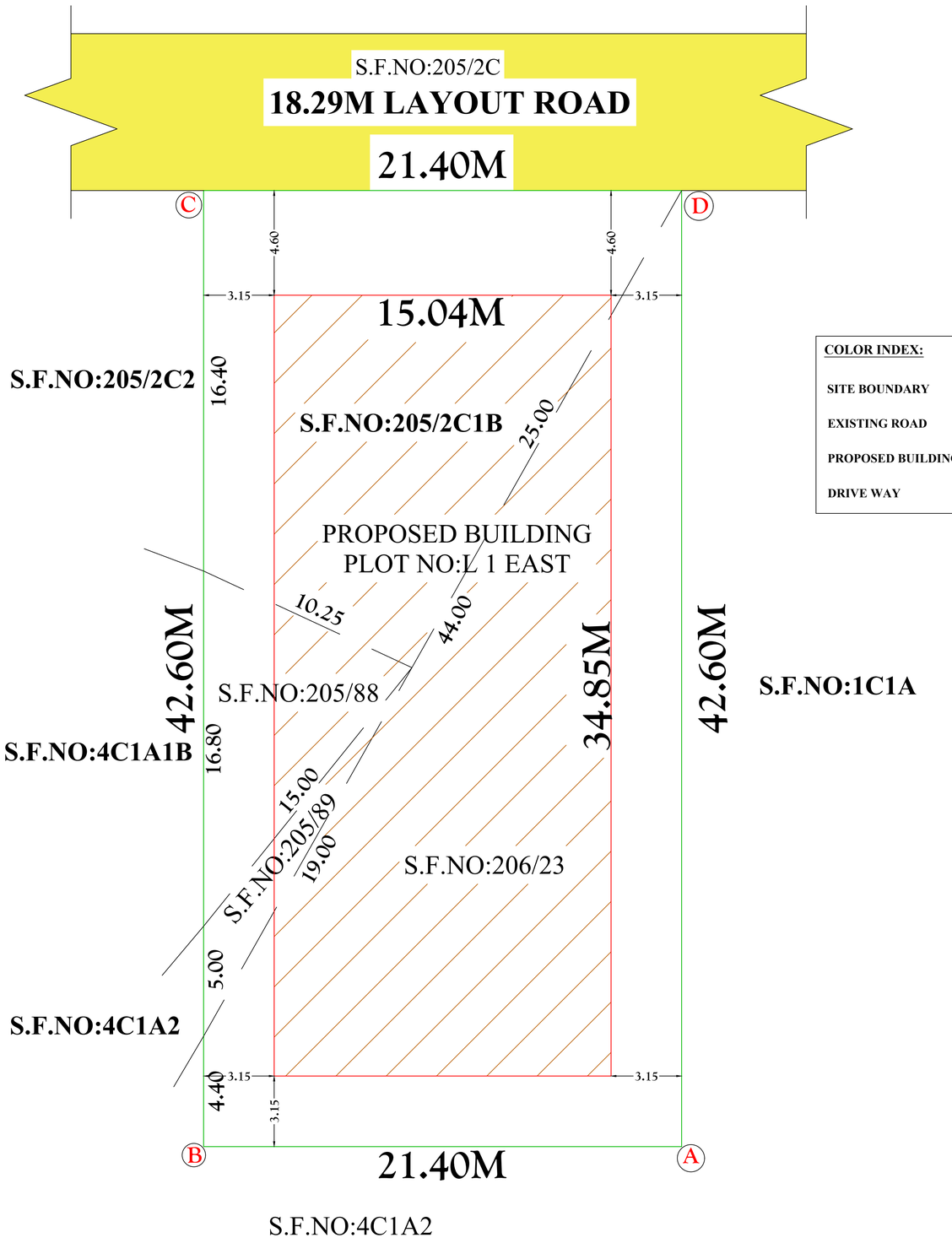
SIGNATURE OF THE REGISTERED CONSTRUCTION ENGINEER

ER. J.SIBI JOHNSON D.C.E.,
CONSTRUCTION ENGINEER, DTCP
REGN.No.: RCE/DTCP/TRICHY/
FEB 2024/004/20.02.2024
17/9D, NORTH STREET, KALLAKUDI
TRICHY - 621 652

BUILDING PERMISSION NO:B.P/JD DTCP(TD)NO. 112/2026

PLANING PERMISSION NO. 219 /2026

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



COLOR INDEX:

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING
- DRIVE WAY

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SI. NO	S.F.NO	AS PER PATTA		AS PER DOCUMENT	
		Sq.Mts	Cent	Sq.Mts	Cent
1	205/2C1B	323.00	7.98	323.00	7.98
2	205/88	72.00	1.78	72.00	1.78
3	205/89	24.00	0.59	24.44	0.60
4	206/23	491.00	12.13	491.00	12.13
TOTAL		910.00	22.48	910.44	22.49

SI.NO	DESCRIPTION	FSI Area in Sq.Mt	NON-FSI Area in Sq.Mt	TOTAL Area in Sq.Mt	No.of Houses
MORAIS NESTORIA					
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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

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Dr.S.SENTHAMILKUMAR, B.E.,M.E.,Ph.D.,FIGS,MIEI,
Registered Geotechnical Engineer,
(TJR/RGE/2019/086), Chartered Engineer,
703, Plot No.28, O M Rajoo Nagar,
Near New Bus Stand, THANJAVUR-613 006.

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District Town and Country Planning Office
Tiruchirappalli District

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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
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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.