PP APPROVAL RECORD

Planning Permission

Survey 85/2019

Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

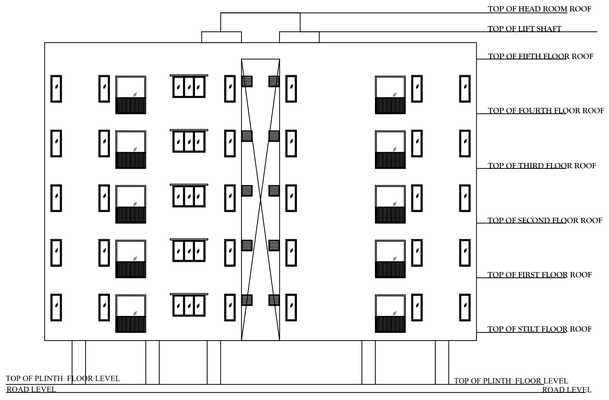
The approval as the planning authority issued it, reproduced in full behind this page.

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

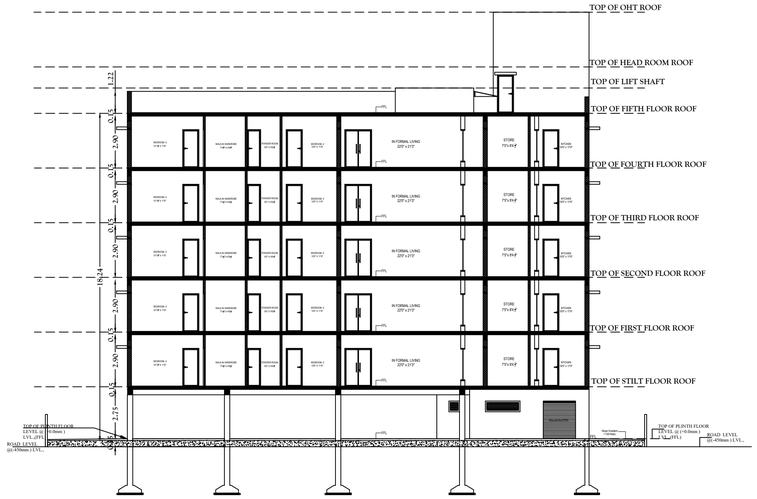
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

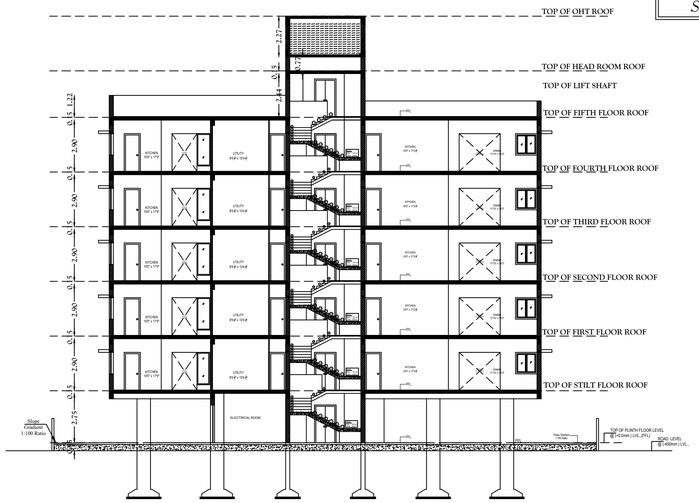
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+91 9996 12 9996
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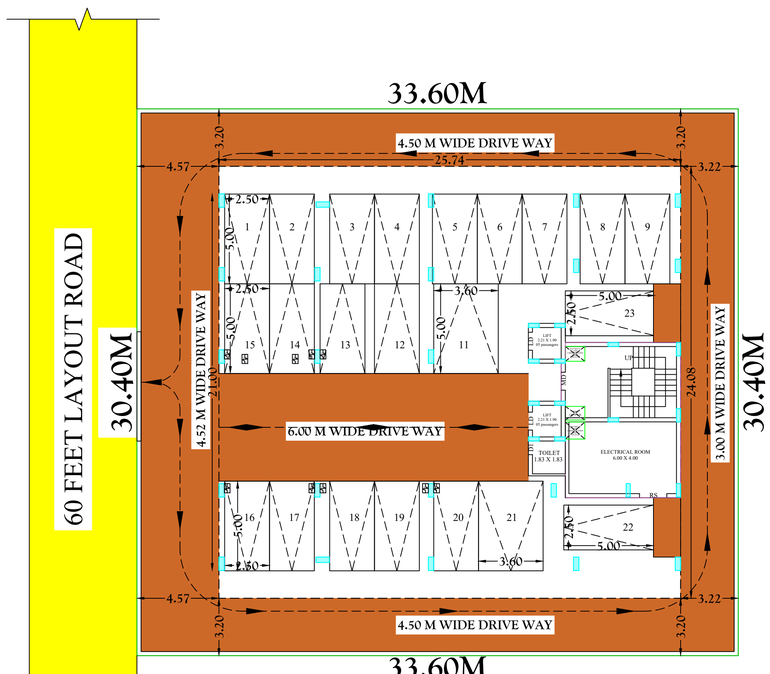
ELEVATION



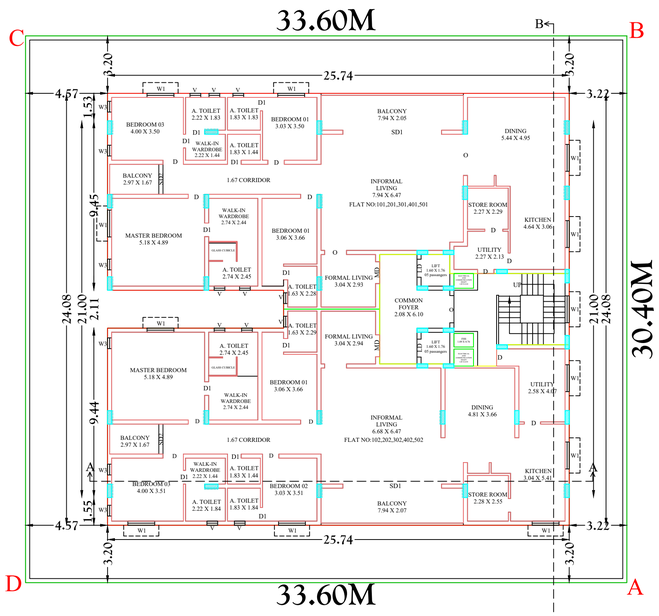
SECTION - AA



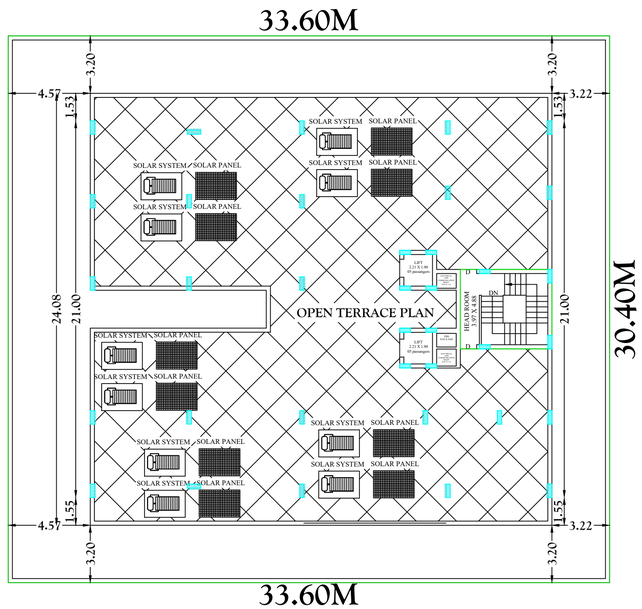
STAIR CASE CROSS SECTION - BB



STILT FLOOR PLAN



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



OPEN TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 196/3A1A2,196/3B1A2,197/1I9A1A2,194/3C6,197/1I10A6 PLOT NO: 615 NORTH, MORAIS CITY EXTENSION-1, KEELAKURICHI VILLAGE, THIRUVERAMBUR PANCHAYAT UNION, THIRUVERAMBUR TALUK& , TIRUCHIRAPPALLI DISTRICT.

ALL DIMENSIONS ARE IN METER

SCALE :1:100

ONLINE APPLICATION NO: SWP/BPA/951582/2026

NAME OF THE APPLICANT :

Mr.J.S.LEYRONNE MORAIS

AREA DETAILS :

AS PER PATTA - 1022.00 Sq.mt

AS PER DOCUMENT - 1021.92 Sq.mt (or)11000.05 Sq.ft

AS PER SUPER IMPOSED AREA- 1021.92 Sq.mt

SI. NO	DESCRIPTION	FSI Area in Sq.Mt	NON-FSI Area in Sq.Mt	TOTAL Area in Sq.Mt	No.of Houses
1	STILT FLOOR	56.14	563.68	619.82	-
2	FIRST FLOOR	599.11	-	599.11	2
3	SECOND FLOOR	599.11	-	599.11	2
4	THIRD FLOOR	599.11	-	599.11	2
5	FOURTH FLOOR	599.11	-	599.11	2
6	FIFTH FLOOR	599.11	-	599.11	2
7	HEAD ROOM	-	22.62	22.62	-
	TOTAL	3051.69	586.30	3637.99	10.00

F S I = TOTAL FSI AREA = 3051.69 = 2.98 > 2.00
. SITE AREA 1021.92
PREMIUM FSI = 50 %

PLOT COVERAGE = GROUND FLOOR = 619.82 X 100 = 60.65%
. SITE AREA 1021.92

PARKING REQUIREMENTS (TNCDBR-2019 ANNEXURE – IV [SEE RULE 38 (4) AND 39 (8)]

DWELLING UNIT WITH	NUMBER OF PARKING SPACES	PARKING REQUIRED	PARKING PROVIDED
FLOOR AREA ABOVE 100 SQ.M	1 CAR SPACE FOR EVERY 100 Sq.Mts FOR UNIT AREA	UNIT 1 = 274.27/100 = 2 X5 =10	
		UNIT 2 = 271.52/100 = 2 X 5 =10	
	CAR PARKING SPACE FOR VISITORS 10%	22	20+2DA

ELECTRIC VEHICLES FAST CHARGING POINT SHALL BE PROVIDE 10% VISITORS

MORAIS FORTUNE FLOOR UNITS DETAILS

BLOCK	FLOOR	UNIT NUMBER	UNITS AREA	UNIT CARPET AREA
BLOCK 1	FIRST FLOOR	101	274.27	244.36
		102	271.52	241.06
	SECOND FLOOR	201	274.27	244.36
		202	271.52	241.06
	THIRD FLOOR	301	274.27	244.36
		302	271.52	241.06
	FOURTH FLOOR	401	274.27	244.36
		402	271.52	241.06
	FIFTH FLOOR	501	274.27	244.36
		502	271.52	241.06
TYPICAL FLOOR 1 TO 5 COMMON AREA			53.32	

SIGNATURE OF THE APPLICANT

SIGNATURE OF THE REGISTERED ENGINEER

Er. R.JEYASEELAN,B.E.,MBA.,
REGISTERED ENGINEER (GRADE I) DTCP
REGN No.: RE / Gr.I / DTCP / TRICHY / SEC 22 / 388 / 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 GEO TECHNICAL ENGINEER

Dr.S.SENTHAMIL KUMAR, M.E.,M.E.,Ph.D.,(GE,ME)
Registered Geotechnical Engineer,
(TIR/RGE/2019/008), Chartered Engineer,
703, Plot No.89, O M Nagar Nagar,
Near New Bus Stand, THANJAVUR-613 006.

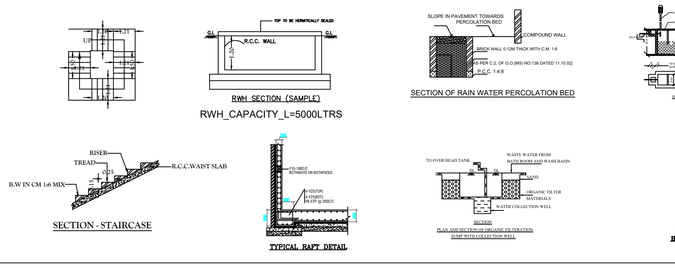
SIGNATURE OF THE REGISTERED CONSTRUCTION ENGINEER

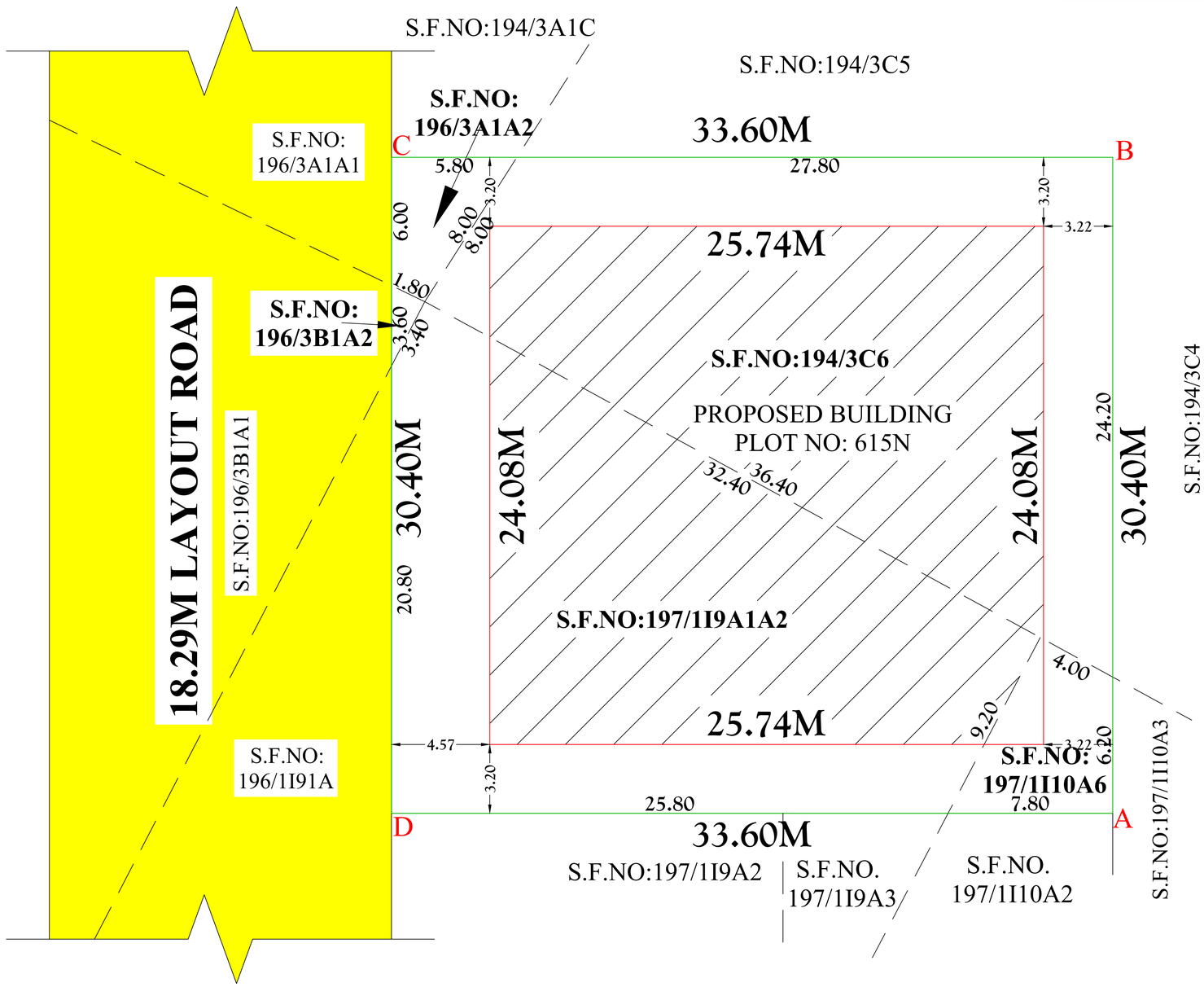
ER. J.SIBI JOHNSON, D.C.E.,
CONSTRUCTION ENGINEER, DTCP
REGN.No.: RCE/DTCP/TRICHY/FEB 2024/004/20.02.2024
17/9D, NORTH STREET, KALLAKUDI
TRICHY - 621 652

BUILDING PERMISSION NO:B.P/JD DTCP(TD)NO.116/2026
PLANING PERMISSION NO:227/2026

This Planning Permission is Vaild 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

JOINERY DETAIL		
CODE	SIZE - MM	SIZE - FEET
MD	1050 x 2100	3'6" x 7'0"
D	900 x 2100	3'0" x 7'0"
D1	750 x 2100	2'6" x 7'0"
DD1	1200 x 2100	4'0" x 7'0"
DD	1500 x 2100	5'0" x 7'0"
SD	2400 x 2100	8'0" x 7'0"
SD1	1800 x 2100	6'0" x 7'0"
W	1800 x 1200	6'0" x 4'0"
W1	1500 x 1200	5'0" x 4'0"
W2	1200 x 1200	4'0" x 4'0"
W3	600 x 1500	2'0" x 5'0"
V	600 x 600	2'0" x 2'0"





SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 196/3A1A2,196/3B1A2,197/1I9A1A2,194/3C6,197/1I10A6 PLOT NO: 615 NORTH, MORAIS CITY EXTENSION-1, KEELAKURICHI VILLAGE, THIRUVERAMBUR PANCHAYAT UNION, THIRUVERAMBUR TALUK& , TIRUCHIRAPPALLI DISTRICT.

ALL DIMENSIONS ARE IN METER

SCALE :1:100

ONLINE APPLICATION NO: SWP/BPA/951582/2026

NAME OF THE APPLICANT :

Mr.J.S.LEYRONNE MORAIS

COLOR INDEX:

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

AREA DETAILS :

AS PER PATTA - 1022.00 Sq.mt

AS PER DOCUMENT - 0.2525Acre (or) 1021.92 Sq.mt

AS PER SUPER IMPOSED AREA- 1021.92 Sq.mt

SI.NO	S.F.NO	AS PER PATTA		AS PER DOCUMENT	
		Sq.Mts	Cent	Sq.Mts	Cent
1	194/3C6	479.00	11.83	478.92	11.82
2	196/3A1A2	24.00	0.59	24.00	0.59
3	196/3B1A2	3.00	0.07	3.00	0.07
4	197/1I9A1A2	474.00	11.71	474.00	11.71
5	197/1I10A6	42.00	1.03	42.00	1.03
TOTAL		1022.00	25.23	1021.92	25.22

MORAIS FORTUNE

SI. NO	DESCRIPTION	FSI Area in Sq.Mt	NON-FSI Area in Sq.Mt	TOTAL Area in Sq.Mt	No.of Houses
1	STILT FLOOR	56.14	563.68	619.82	-
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7	HEAD ROOM	-	22.62	22.62	-
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REGN.No.: RCE/DTCP/TRICHY/
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Dr.S.SENTHAMIL KUMAR, B.E.,M.E.,Ph.D.,FICS,MIEI,
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(TJR/RGE/2019/086), Chartered Engineer,
703, Plot No.29, O M Rajoo Nagar,
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Ramanathapuram, Coimbatore - 641005.
E: skarun@kaarvens.com W: www.karvens.com
M: +91-9894215019, O: +91-8270005019

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DEC 22 / 369 / 14.12.2022
103, SECOND STREET, GANESAPURAM,
TRICHY-620 014.
CELL : 95009 02267

SIGNATURE OF THE APPLICANT

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

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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.