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RE REGULATORY RECORD

RERA Document

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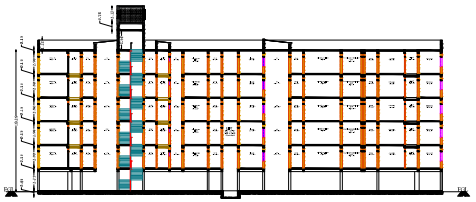
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B.P/DTCP No:169/2026
P.P/JD DTCP (TD) No:42/2026

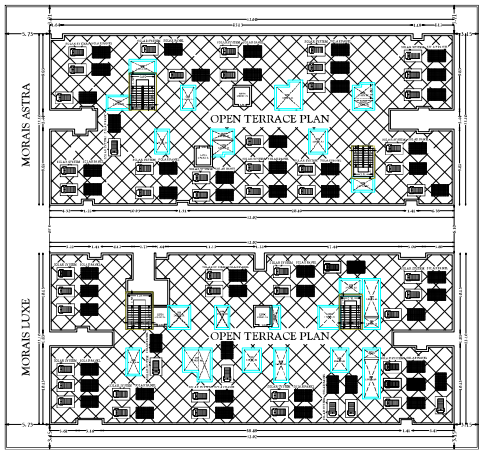
PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 205/4D2, 205/4H1B2, 205/412A2, 205/412B, 205/5A1A2, 207/2A1B, 207/1B1A2, 208/1A1A2 PLOT NO:406,407,408 SOUTH PART MORAIS CITY EXTENSION-I, KEELAKURICHI VILLAGE, THIRUVERUMBUR PANCHAYAT UNION, THIRUVERAMBUR TALUK& , TIRUCHIRAPPALLI DISTRICT.



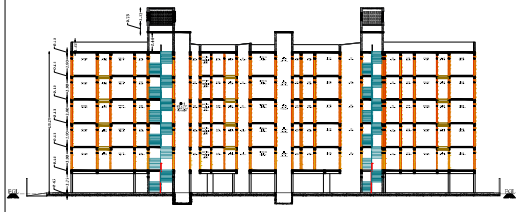
MORAIS - ASTRA - SECTION AA



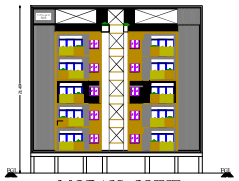
MORAIS - ASTRA - WEST SIDE ELEVATION (FRONT)



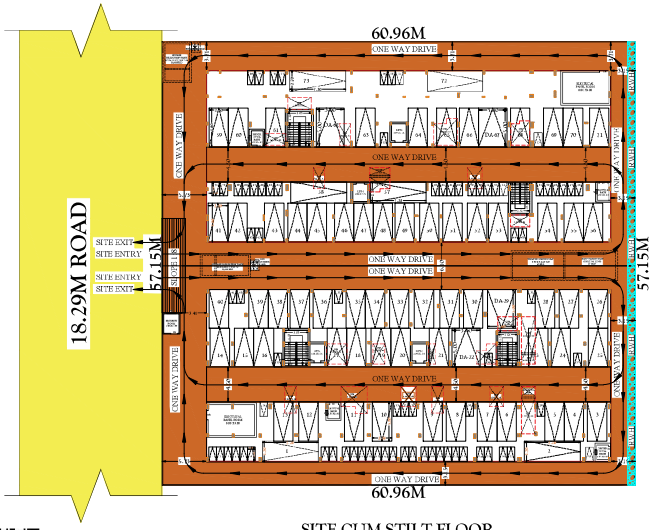
OPEN TERRACE PLAN



MORAIS - LUXE - SECTION BB



MORAIS - LUXE - FRONT ELEVATION



SITE CUM STILT FLOOR



BLOCK 1&2 TYPICAL FLOOR 1 TO 5

FLOOR UNITS DETAILS

FLOORS	DESCRIPTION	MORAIS LUXE BLOCK 1 TYPICAL FLOOR 1 TO 5								
FIRST FLOOR	DWELLING UNIT NO	101	102	103	104	105	106	107	108	109
	UNIT AREA	102.29	101.23	100.82	101.60	163.81	89.42	85.58	81.86	101.59
	UNITS CARPET AREA	87.10	88.96	86.18	88.36	88.28	76.72	73.55	75.13	87.47
SECOND FLOOR	DWELLING UNIT NO	201	202	203	204	205	206	207	208	209
	UNIT AREA	102.29	101.23	100.82	101.60	163.81	89.42	85.58	81.86	101.59
	UNITS CARPET AREA	87.10	88.96	86.18	88.36	88.28	76.72	73.55	75.13	87.47
THIRD FLOOR	DWELLING UNIT NO	301	302	303	304	305	306	307	308	309
	UNIT AREA	102.29	101.23	100.82	101.60	163.81	89.42	85.58	81.86	101.59
	UNITS CARPET AREA	87.10	88.96	86.18	88.36	88.28	76.72	73.55	75.13	87.47
FOURTH FLOOR	DWELLING UNIT NO	401	402	403	404	405	406	407	408	409
	UNIT AREA	102.58	101.73	100.57	101.60	163.81	89.47	85.58	81.86	101.59
	UNITS CARPET AREA	87.10	88.96	86.18	88.36	88.28	76.72	73.55	75.13	87.47
FIFTH FLOOR	DWELLING UNIT NO	501	502	503	504	505	506	507	508	509
	UNIT AREA	102.29	101.23	100.82	101.60	163.81	89.42	85.58	81.86	101.59
	UNITS CARPET AREA	87.10	88.96	86.18	88.36	88.28	76.72	73.55	75.13	87.47
TOTAL NUMBERS OF UNIT IN BLOCK-1		45 UNITS								
ALL FLOOR COMMON AREA		134.21								

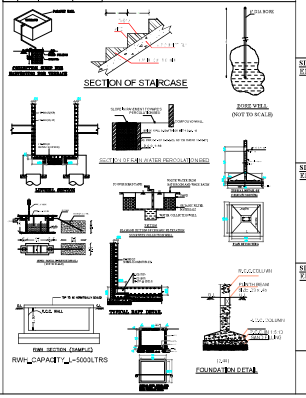
FLOORS	DESCRIPTION	MORAIS ASTRA BLOCK 2 TYPICAL FLOOR 1 TO 5								
FIRST FLOOR	DWELLING UNIT NO	101	102	103	104	105	106	107	108	109	110
	UNIT AREA	96.03	88.78	86.85	84.20	98.73	98.62	87.50	83.12	89.07	100.58
	UNITS CARPET AREA	81.95	77.14	74.49	72.36	83.82	84.12	74.40	72.34	76.85	86.61
SECOND FLOOR	DWELLING UNIT NO	201	202	203	204	205	206	207	208	209	210
	UNIT AREA	96.03	88.78	86.85	84.20	98.73	98.62	87.50	83.12	89.07	100.58
	UNITS CARPET AREA	81.95	77.14	74.49	72.36	83.82	84.12	74.40	72.34	76.85	86.61
THIRD FLOOR	DWELLING UNIT NO	301	302	303	304	305	306	307	308	309	310
	UNIT AREA	96.03	88.78	86.85	84.20	98.73	98.62	87.50	83.12	89.07	100.58
	UNITS CARPET AREA	81.95	77.14	74.49	72.36	83.82	84.12	74.40	72.34	76.85	86.61
FOURTH FLOOR	DWELLING UNIT NO	401	402	403	404	405	406	407	408	409	410
	UNIT AREA	96.03	88.78	86.85	84.20	98.73	98.62	87.50	83.12	89.07	100.58
	UNITS CARPET AREA	81.95	77.14	74.49	72.36	83.82	84.12	74.40	72.34	76.85	86.61
FIFTH FLOOR	DWELLING UNIT NO	501	502	503	504	505	506	507	508	509	510
	UNIT AREA	96.03	88.78	86.85	84.20	98.73	98.62	87.50	83.12	89.07	100.58
	UNITS CARPET AREA	81.95	77.14	74.49	72.36	83.82	84.12	74.40	72.34	76.85	86.61
TOTAL NUMBERS OF UNIT IN BLOCK-2		50 UNITS									
ALL FLOOR COMMON AREA		144.06									
TOTAL NUMBERS OF UNITS BLOCK-1 & BLOCK-2		95 UNITS									

JOINERY DETAILS

SL NO	CODE	SIZE METER	SIZE FEET
1	MD	0.92 X 2.14	3'0" X 7'0"
2	D1	0.91 X 2.14	3'0" X 7'0"
3	D1	0.76 X 2.14	2'6" X 7'0"
4	BD	1.44 X 2.14	4'9" X 7'0"
5	D2	0.67 X 2.14	2'2" X 7'0"
6	W	1.22 X 1.22	4'0" X 4'0"
7	W1	1.52 X 1.22	5'0" X 4'0"
8	W2	2.43 X 1.22	8'0" X 4'0"
9	W3	2.43 X 1.22	8'0" X 4'0"
10	ECB	0.61 X 0.61	2'0" 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
- COLUMN SIZE REDUCE
- FLOATING COLUMN FROM FIRST FLOOR LVL



ALL DIMENSIONS ARE IN METER
LAYOUT L.P(R)NTD.A NO:01/2020
ONLINE APPLICATION NO: SWBPA/727804/2025/TCP

NAME OF THE APPLICANT :
M/s. LUXICA PROPERTIES PRIVATE LIMITED
DIRECTOR
M/s. CECILIA EDEL PRIYA

AREA DETAILS :
AS PER TSLR - 3484.00 Sq.mt
AS PER DOCUMENT - 0.86 Acre (or) 3483.83 Sq.mt
AS PER SUPER IMPOSED AREA- 3483.83 Sq.mt

S.L NO	DESCRIPTION	FSI Area in Sq.Mt	NON-FSI Area in Sq.Mt	TOTAL Area in Sq.Mt	No.of Houses
	BLOCK-1 MORAIS LUXE				
1	STILT FLOOR	28.81	1048.36	1077.00	-
2	FIRST FLOOR	1011.22	-	1011.22	9
3	SECOND FLOOR	1011.22	-	1011.22	9
4	THIRD FLOOR	1011.22	-	1011.22	9
5	FOURTH FLOOR	1011.22	-	1011.22	9
6	FIFTH FLOOR	1011.22	-	1011.22	9
7	HEAD ROOM	-	30.10	30.10	-
	TOTAL	5084.91	1078.29	5163.20	45.00
	BLOCK-2 MORAIS ASTRA				
1	STILT FLOOR	28.81	1049.82	1078.63	-
2	FIRST FLOOR	1058.50	-	1058.50	10
3	SECOND FLOOR	1058.50	-	1058.50	10
4	THIRD FLOOR	1058.50	-	1058.50	10
5	FOURTH FLOOR	1058.50	-	1058.50	10
6	FIFTH FLOOR	1058.50	-	1058.50	10
7	HEAD ROOM	-	29.31	29.31	-
	TOTAL	5321.31	1079.13	6420.44	50.00

FSI = TOTAL FSI AREA = 10406.22 = 2.987 > 2.00
SITE AREA 3483.83
PREMIUM FSI - 50 %
PLOT COVERAGE - GROUND FLOOR = 1217665 X 100 = 42.46%
SITE AREA 348383

PARKING REQUIREMENTS

TNCDBR-2019 ANNEXURE – IV (SEE RULE 38 (6) AND 39 (6))	PARKING REQUIRED	PARKING PROVIDED
1 CAR SPACE FOR EVERY 2 DWELLING UNITS, FLOOR AREA ABOVE 75 SQ.M AND UP TO 100 SQ.M	12/2 = 6 X 5 =30	30
1 CAR SPACE FOR EVERY 100 SqMts	7 Y 5 =35	35
CAR PARKING SPACE FOR VISITORS 10%	7	69+ 4 DA
1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNITS(TWO WHEELER PARKING REQUIRED)	13 X 5 = 65	65
TWO WHEELER SPACE FOR VISITORS 10%	7	76+ 4 DA

ELECTRIC VECHICLES FAST CHARGING POINT SHALL BE PROVIED 10% VISTORS

SIGNATURE OF THE APPLICANT

For LUXICA PROPERTIES PRIVATE LIMITED
Director

SIGNATURE OF THE REGISTERED ENGINEER

Er. R.JEYASEELAN, B.E.,MBA.,
REGISTERED ENGINEER (GRADE II) DTCP
FEE(Rs. /SI./ GTCP / TRICHY /
SRO-II / 2020 / 14.12.2020
103, SECOND STREET, GANDHIPURAM,
TRICHY-620 018.
CELL : 96000 02267

SIGNATURE OF THE REGISTERED STRUCTURAL ENGINEER

Dr.S.K.Arun Kumaran, M.E-Struct.,MBA.,ME.,
Chartered Structural Engineer,
Reg.Consultancer LPA/SE/GS-1/3301/2024
KAARVENS Structural Consultancy,
41, SRI Nagar, 3rd Street, Kothari Nagar,
Ramanathapuram, Coimbatore - 641005.
E. skarun@kaarvens.com W. www.kaarvens.com
M. +91-99942 19019, O. +91-8270005019

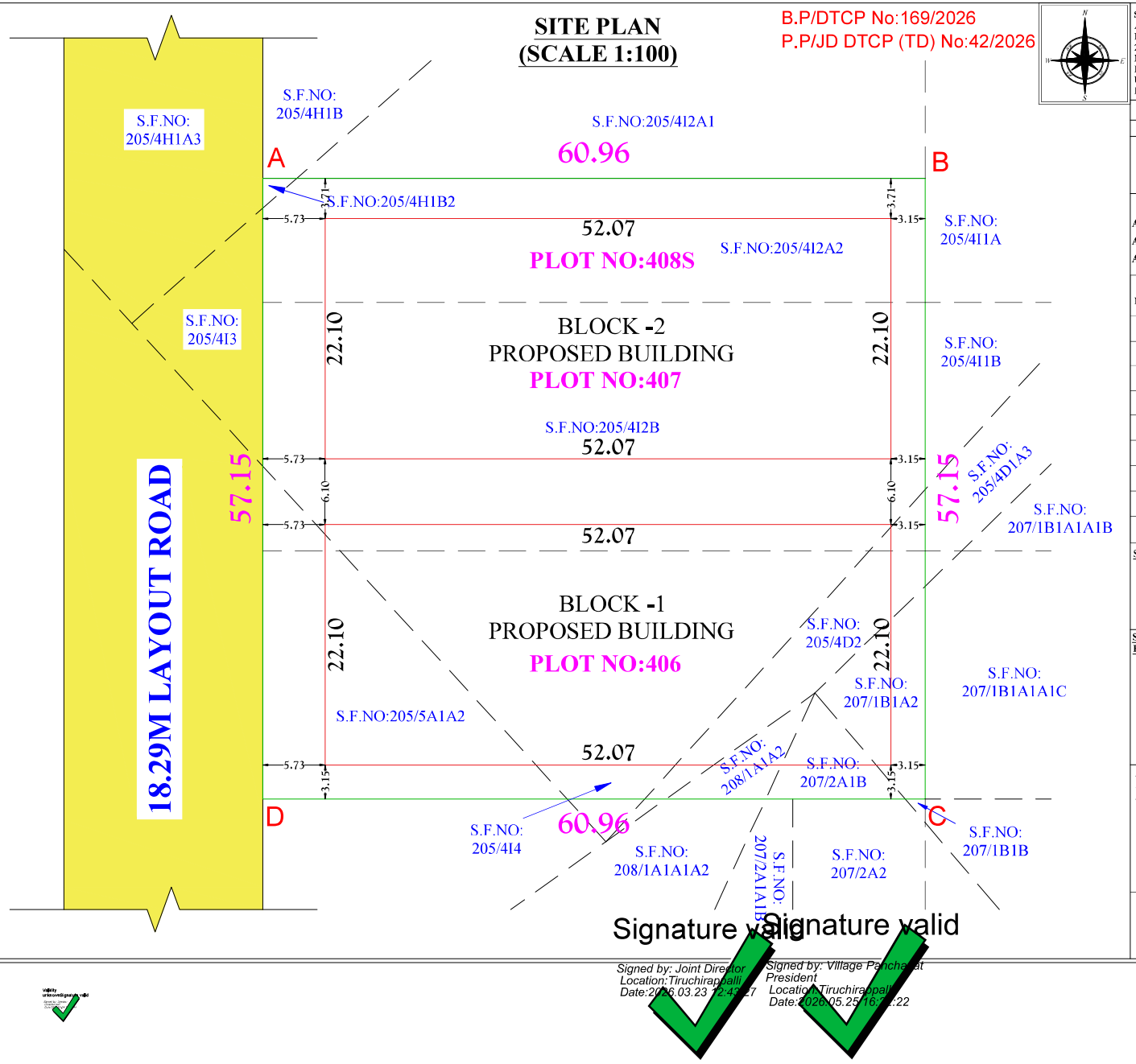
SIGNATURE OF THE REGISTERED CONSTRUCTION ENGINEER

Er. M.SURESH, D.C.E.,
CONSTRUCTION ENGINEER, SUPERVISOR
LICENSE No.: TN/01/SUPERVISOR/
MAY 2023/620/TH.SS.1023,
No.167, N. 1, SOUTH ST, HOUSING COLONY,
TRICHY - 620 022.
CELL : 97874 05716

SIGNATURE OF REGISTERED GEO TECHNICAL ENGINEER

SITE PLAN
(SCALE 1:100)

B.P/DTCP No:169/2026
P.P/JD DTCP (TD) No:42/2026



Signature valid
Signed by: Joint Director
Location:Tiruchirappalli
Date:2026.03.23 12:43:27

Signature valid
Signed by: Village Panchayat President
Location:Tiruchirappalli
Date:2026.05.25 16:22:22

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 205/4D2, 205/4H1B2, 205/4I2A2, 205/4I2B, 205/5A1A2, 207/2A1B, 207/1B1A2, 208/1A1A2 PLOT NO:406,407,408 SOUTH PART MORAIS CITY EXTENSION-I, KEELAKURICHI VILLAGE, THIRUVERAMBUR PANCHAYAT UNION, THIRUVERAMBUR TALUK& , TIRUCHIRAPPALLI DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO: SWP/BPA/727894/2025/TCP

NAME OF THE APPLICANT :

M/s. LUXICA PROPERTIES PRIVATE LIMITED
DIRECTOR
Mrs. CECILIA EDEL PRIVA

AREA DETAILS :

AS PER PATTA - 3484.00 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	205/4D2	220.00	5.43	220.00	5.43
2	205/4H1B2	4.00	0.09	4.00	0.09
3	205/4I2A2	693.00	17.12	693.00	17.12
4	205/4I2B	1917.00	47.36	1916.83	47.36
5	205/5A1A2	434.00	10.72	434.00	10.72
6	207/2A1B	63.00	1.55	63.00	1.55
7	207/1B1A2	108.00	2.66	108.00	2.66
8	208/1A1A2	45.00	1.11	45.00	1.11
	TOTAL	3484.00	86.04	3483.83	86.04

SIGNATURE OF THE APPLICANT

For LUXICA PROPERTIES PRIVATE LIMITED
Director

SIGNATURE OF THE REGISTERED ENGINEER

Er. R.JEYASEELAN, B.E.,MBA.,
REGISTERED ENGINEER (GRADE 1) 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 CONSTRUCTION ENGINEER

Er. M.SURESH, B.C.E.,
CONSTRUCTION ENGINEER, DTCP
REGN. No.: CE/GR.I/TRICHY/
MAY 2023/420/24.05.2023
No.1A/1, Dr.S.SOUTH STREET, ROCK FORT,
TRICHY-620 002.
CELL : 97874 05716

SIGNATURE OF THE REGISTERED STRUCTURAL ENGINEER

Er.S.K.Arun Kamaraj M.E,Struct.,LMBA.,MIE.,
Chartered Structural Engineer,
Reg Coimbatore :PVC/SE/GR-I/2024/2024
KAARVENS Structural Consultancy,
41, BR Nagar, 3rd Street, Kothari layout,
Ramanathapuram, Coimbatore - 641005.
M: +91-9894215019, O: +91-8270005019

SIGNATURE OF REGISTERED GEO TECHNICAL ENGINEER

Dr.S.SENTHAMIL KUMAR, M.E.,M.S.,PH.D.,FIE.,MIGS.,
Registered Geotechnical Engineer,
(TJR / RGE / 2019 / 058), Chartered Engineer,
703, Plot No.39, O.M. Rajoo Nagar,
Near New Bus Stand, THANJAVUR-613 006.

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
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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.