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BuildingPlan Approval-Final Approval Letter

Proceedings of Executive Officer/ Village Panchayat President of Keela Kuruchi Village Panchayats 230373 LGD Code -Thiruverambur Block Panchayat, Tiruchirappalli District

Present: Mr./Mrs : k josphine Mary

Roc No: 24/2024-2025 Date: 17/10/2024

Sub:

Building License –Keela Kuruchi Village Panchayat , 230373 LGD Code, to grant permission to construct Residential building at S.F.NO 205/16 PLOT NO 378 MORAIS CITY EXTENSION -1 KEELAKURICHI VILLAGE PANCHAYAT THIRUVERUMBUR PANCHAYT UNION TALUK TIRUCHIRAPPALLI , Keela Kuruchi , Thiruverumbur , Tiruchirappalli. Building Survey No : 205 subdivision: 16 Plot No : 378,378-Orders issued – reg.

Ref:

Application from Mr./Mrs.:CECILIA EDEL PRIYA MANAGING DIRECTOR LUXICA PROPERTIES PRIVATE LIMITED S/o, H/o.J S LEYRONNE MORAIS , SWP/BPA/268211/2024 Survey No: 205 subdivision: 16 in Keela Kuruchi Village Panchayat , Plot No:378,378 Dt: 20/06/2024 B.A.No. (2024-2025)

Your application regarding building approval for Residential Building and subject to the following conditions, permission to construct the building is granted in S.F.NO 205/16 PLOT NO 378 MORAIS CITY EXTENSION -1 KEELAKURICHI VILLAGE PANCHAYAT THIRUVERUMBUR PANCHAYT UNION TALUK TIRUCHIRAPPALLI of Keela Kuruchi Village Tiruchirappalli District is scrutinised and permission is here by accorded to construct the building subject to the following condition.

Proposed Floor Details :

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 1	18	Floor 1	Nill	Residential	RCC	6441.39	598.42
Block 1	0	Stilt Floor	Nill	Residential	RCC	6441.39	598.42
Block 1	18	Floor 2	Nill	Residential	RCC	6441.39	598.42
Block 1	18	Floor 3	Nill	Residential	RCC	6441.39	598.42
Block 1	18	Floor 4	Nill	Residential	RCC	6441.39	598.42

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 1	18	Floor 5	Nill	Residential	RCC	6441.39	598.42

Professional Details :

1. This permission will be valid for a period of five years from 17/10/2024 to 17/10/2029

2. No encroachment shall be made on Government/Village Panchayat land or Street.
3.The building should be constructed in accordance with Tamil Nadu Combined Development and Building Rules 2019
4. No soil shall be taken for the construction of the said building where permission has been obtained for the building.
5. The building should be constructed without any change in the approved plan. If any alteration is needed, prior permission should be obtained.
6. Application for renewal of permission should be submitted 30 days prior to the date of expiry of the license period.
7. A copy of the approved drawing shall be kept at the site and shall be produced to the Village Panchayat Official on demand.
8. Toilet, septic tank etc., should be laid in sanitary manner. It should be safe and easy to clean up.

9. If the amount already paid is later found to be less, the remaining amount should be paid to the Keela Kuruchi immediately.

10. Rain water harvesting structures must be constructed in the premises of the building.
11 .If any document submitted for permission is found incorrect later, their building license permission will be cancelled without any prior notice.
12 .When the construction is completed, it is obligatory to obtain the Completion Certificate.
13. Within 15 days of completion of construction or occupation in the building, the building owner should inform to the Executive authority the details with the relevant documents to assess property tax.

A copy of the approved drawing is enclosed herewith.

Encl- Approved Plan

To

Thiru./Tmt: CECILIA EDEL PRIYA
MANAGING DIRECTOR LUXICA
PROPERTIES PRIVATE LIMITED
C/o, M/S JUSLEKRONNE MORAIS ,
No 24D, MAHALAKSHIMI NAGAR, K K NAGAR POST, TIRUCHIRAPPALLI ,
Tiruchirappalli , Tiruchirappalli , Tiruchirappalli

President k josphine Mary

Executive Officer/ Village

Keela Kuruchi Viilage Panchayat,230373

Thiruverambur Block Panchayat,

Tiruchirappalli District.

Signature valid

Signed by: Village Panchayat President
Location:Tiruchirappalli
Date:2024.10.17 16:03:07



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Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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