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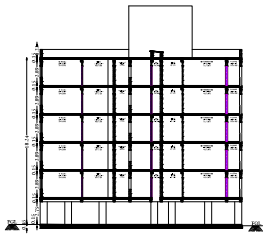
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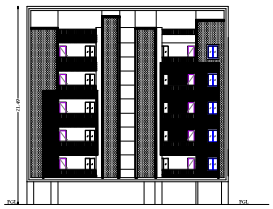
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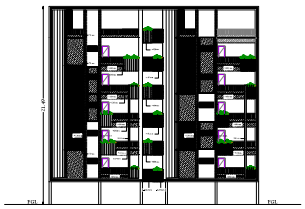
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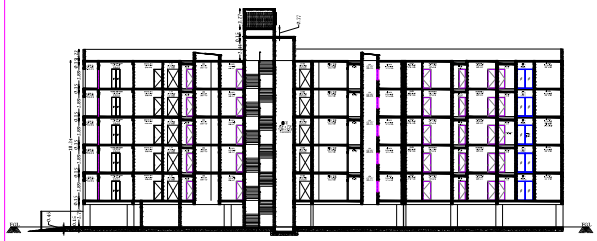
MORAIS OPAL SECTION-CC



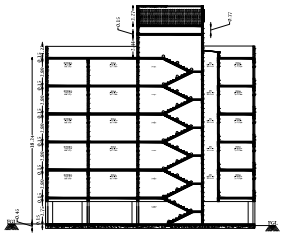
MORAIS OPAL FRONT ELEVATION



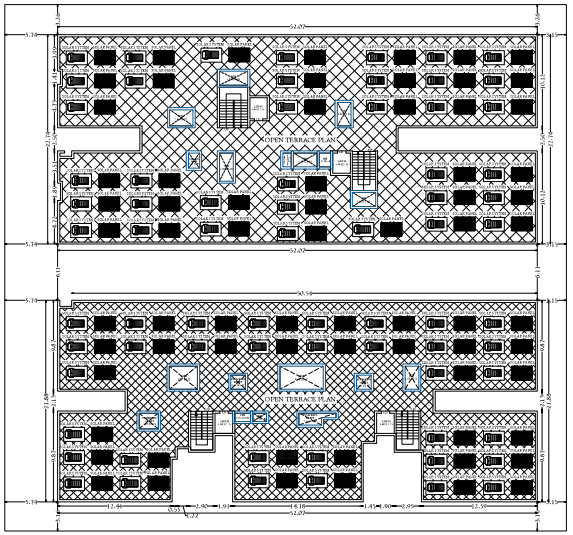
MORAIS EDEN FRONT ELEVATION



MORAIS EDEN SECTION - AA

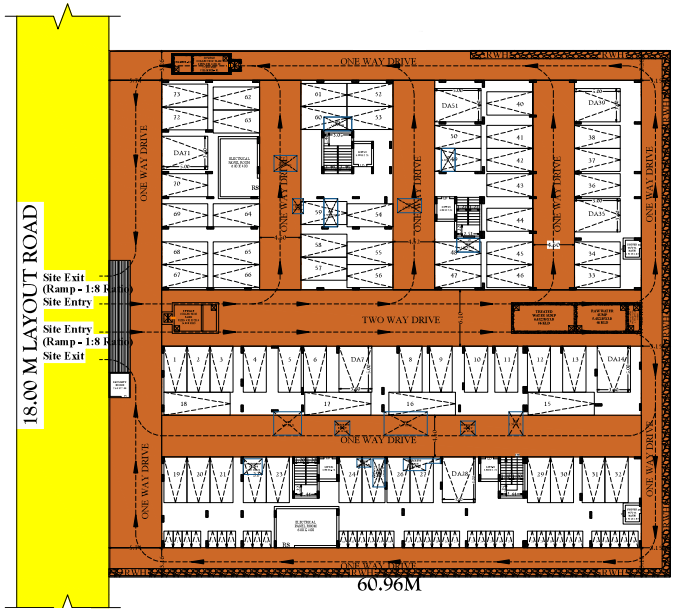


MORAIS EDEN SECTION - BB



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 = 2347.74 X 100 = 44.53%
SITE AREA 5493.00

PARKING REQUIREMENTS

TNCDBR-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

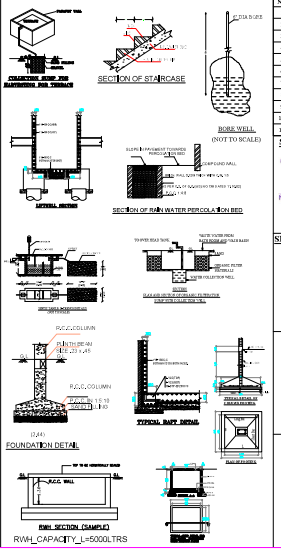
ELECTRIC VECHICLES FAST CHARGING POINT SHALL BE PROVIED 10% VISTORS

JOINERY DETAILS

SL NO	CODE	SIZE METER	SIZE FEET
1	MD	0.91 X 2.14	3'0" X 7'0"
2	D	0.76 X 2.14	2'6" X 7'0"
3	BD	1.22 X 2.14	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 6'0"
7	W1	1.52 X 2.14	5'0" X 6'0"
8	W2	1.00 X 2.14	4'0" X 6'0"
9	WO	1.50 X 2.14	5'0" X 6'0"
10	EW	0.91 X 0.91	3'0" X 3'0"
11	V	0.61 X 0.91	2'0" X 3'0"

COLOR INDEX:

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



SIGNATURE OF THE APPLICANT

For LUXICA PROPERTIES PRIVATE LIMITED

Director

FOR ZENAIDA SHELTERS LLP

DESIGNATED PARTNER

SIGNATURE OF THE GEOTECHNICAL ENGINEER

SIGNATURE OF THE REGISTERED ENGINEER

Er. R.JEYASEELAN,B.E .,MBA.,
REGISTERED ENGINEER (DRIVER 1) DTCP,
REGN No. : 02 / Gr.I / DTCP / TRICHY /
2022, Dt : 20 / 10 / 14.12.2022
103, SECOND STREET, GANDHIPURAM,
TRICHY-620 018.
CELL : 95009 02267

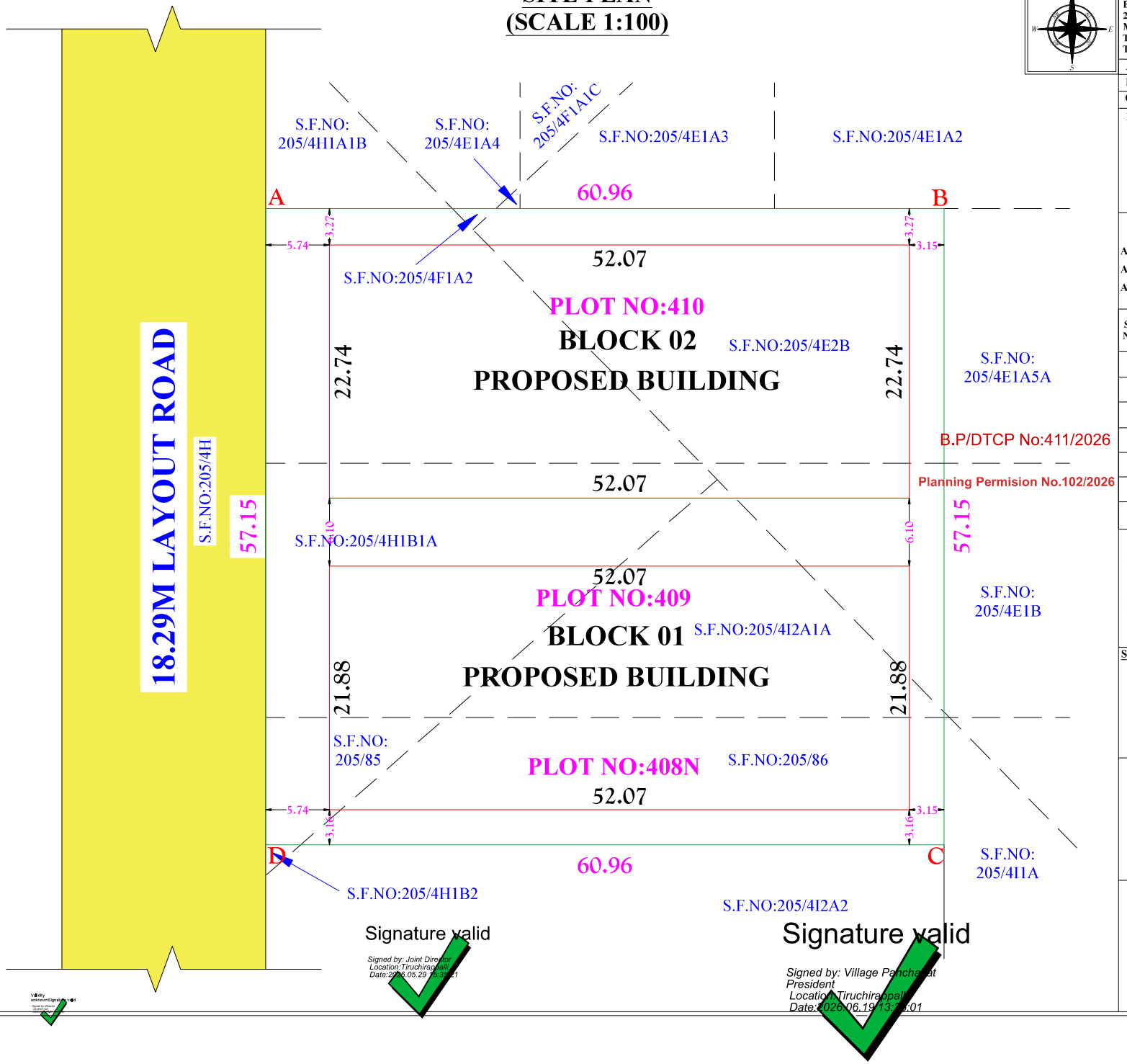
SIGNATURE OF THE REGISTERED STRUCTURAL ENGINEER

Er.S.K.Arun Kumaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer,
Regn.No.CE/STR/TRICHY/2024
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M. +91-94864-21819, Cr. +91-9176606919

SIGNATURE OF THE REGISTERED CONSTRUCTION ENGINEER

Er. M.SURESH,D.C.E.,
CONSTRUCTION ENGINEER, DTCP
REGN. No.: CE/DTCP/TRICHY/
MAY 2023/420/TL.05.2023
No.161, Dr.S. RUTH 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, M.E.,M.S.,Ph.D.,FGS,MSI,
Registered Geotechnical Engineer,
(TURKEY/2019/586), Chartered Engineer,
703,Plot No.59, O.M.Rajoo Nagar,
Mela New Bus Stand, VIRUDHUNAR-626 001.

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,
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Ramanathapuram, Coimbatore - 641005.
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M: +91-9894215019, O: +91-8270005019

SIGNATURE OF THE REGISTERED CONSTRUCTION ENGINEER

Er. M.SURESH, D.C.E.,
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MAY 2023/420/24.05.2023
No.1A/1, No : 5, SUBUN STREET, ROCK FORT,
TRICHY-620 002.
CELL : 97874 05716

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
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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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