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RE REGULATORY RECORD

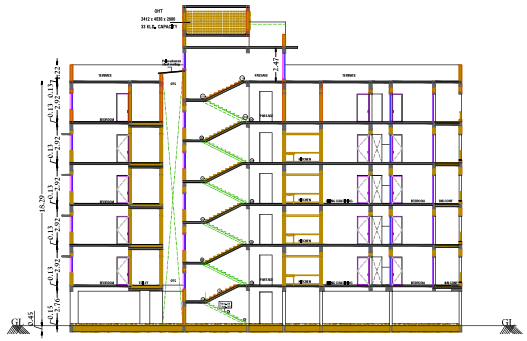
RERA Document

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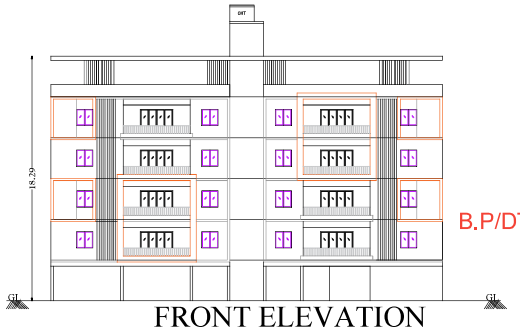
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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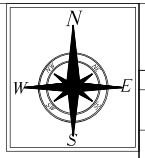
SECTION AA'

48.77M



FRONT ELEVATION

48.77M



B.P/DTCP No:623/2025

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 205/8C1A1E, 205/8C1A1C, 205/10, 208/1A2A1A3, 208/1A2B1A1A2, PLOT NO: 360& 360A MORAIS CITY EXTENSION-1, KEELAKURICHI VILLAGE & PANCHAYAT THIRUVERAMBUR PANCHAYAT UNION, THIRUVERAMBUR TALUK& , TIRUCHIRAPPALLI DISTRICT.

FLOOR UNITS DETAILS

BLOCK 1	TYPICAL FLOOR 1,2,3,4	UNIT NUMBER	UNITS AREA	UNIT CARPET AREA
BLOCK 1	TYPICAL FLOOR 1,2,3,4	101, 201, 301, 401	103.86	89.94
BLOCK 1	TYPICAL FLOOR 1,2,3,4	102, 202, 302, 402	86.17	74.71
BLOCK 1	TYPICAL FLOOR 1,2,3,4	103, 203, 303, 403	94.73	83.09
BLOCK 1	TYPICAL FLOOR 1,2,3,4	104, 204, 304, 405	83.86	72.10
BLOCK 1	TYPICAL FLOOR 1,2,3,4	105, 205, 306, 405A	101.42	87.69
BLOCK 1	TYPICAL FLOOR 1,2,3,4	106, 207, 306A, 406	103.68	89.99
BLOCK 1	TYPICAL FLOOR 1,2,3,4	108, 207A, 307, 407	84.21	72.57
BLOCK 1	TYPICAL FLOOR 1,2,3,4	108A, 208, 308, 408	94.76	83.12
BLOCK 1	TYPICAL FLOOR 1,2,3,4	109, 209, 309, 409	92.74	80.85
BLOCK 1	TYPICAL FLOOR 1,2,3,4	110, 210, 310, 410	101.31	87.61
BLOCK 1	FIFTH FLOOR	502	86.62	74.71
BLOCK 1	FIFTH FLOOR	504	94.73	83.09
BLOCK 1	FIFTH FLOOR	504A	84.55	72.10
BLOCK 1	FIFTH FLOOR	507	84.66	72.57
BLOCK 1	FIFTH FLOOR	508	94.76	83.12
BLOCK 1	FIFTH FLOOR	509	93.56	80.85
TYPICAL FLOOR 1,2,3,4 COMMON AREA			137.13	
FIFTH FLOOR COMMON AREA			119.74	
FLOOR AREA ABOVE 75 Sq.Mt AND UPTO 100 Sq.Mt NO OF UNITS			30	
FLOOR AREA ABOVE 100 Sq.Mt NO OF UNITS			16	
TOTAL UNITS			46	

JOINERY DETAILS

SL NO	CODE	SIZE METER	SIZE FEET
1	MD	0.91 X 2.14	3'6" X 7'0"
2	D	0.76 X 2.14	3'0" X 7'0"
3	D1	1.22 X 1.22	2'6" X 7'0"
4	SD	1.52 X 1.52	8'0" X 7'0"
5	SD1	0.76 X 0.76	6'0" X 7'0"
6	W	1.22 X 2.14	6'0" X 4'0"
7	W1	1.52 X 2.14	5'0" X 4'0"
8	W2	1.00 X 2.14	4'0" X 4'0"
9	W3	1.50 X 2.14	3'0" X 4'0"
10	KW	0.91 X 0.91	3'0" X 3'0"
11	V	0.61 X 0.61	2'0" X 2'0"

COLOR INDEX:

SITE BOUNDARY

EXISTING ROAD

PROPOSED BUILDING

DRIVE WAY

- COLUMN SIZE REDUCTION
- COLUMN ROTATION
- FLOATING COLUMN FROM FIRST FLOOR

ALL DIMENSIONS ARE IN METER

LAYOUT L.P(R)NTDA NO:01/2020

ONLINE APPLICATION NO: SWP/BPA/660854/2025/TCP

NAME OF THE APPLICANT :

MORAIS DEVELOPERS PRIVATE LIMITED

MANAGING DIRECTOR

Mr.J.S.LEYRONNE MORAIS

AREA DETAILS :

AS PER TSLR - 1784.00 Sq.mt

AS PER DOCUMENT - 0.44 Acre (or) 1783.73 Sq.mt

AS PER SUPER IMPOSED AREA- 1783.73 Sq.mt

SL NO	FLOORS	FSI Area in Sq.Mt	NON-FSI Area in Sq.Mt	TOTAL Area in Sq.Mt	No.of. Houses
1	STILT FLOOR	-	1181.04	1181.04	-
2	FIRST FLOOR	1083.87	2.92	1086.79	10
3	SECOND FLOOR	1083.87	2.92	1086.79	10
4	THIRD FLOOR	1083.87	2.92	1086.79	10
5	FOURTH FLOOR	1083.87	2.92	1086.79	10
6	FIFTH FLOOR	658.62	19.28	677.9	06
7	HEAD ROOM	-	18.83	18.83	-
	TOTAL	4994.10	1230.83	6224.93	46.00

PREMIUM F S I = TOTAL FSI AREA / SITE AREA = 4994.10 / 1783.73 = 2.79 <2.80

PLOT COVERAGE = GROUND FLOOR / SITE AREA = 1181.04 X100= 66.21 % / 1783.73

1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNITS	30/2 = 15
1 CAR SPACE FOR EVERY 100 Sq.Mts	4 X 4 =16
CAR PARKING SPACE FOR VISITORS 10%	3
PARKING FOR PHYSICALLY CHALLENGED	2
CAR PARKING REQUIRED	34
CAR PARKING PROVIDED	48
1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNITS(TWO WHEELER PARKING REQUIRED)	30 X 1=30
TWO WHEELER SPACE FOR VISITORS 10%	3
TWO WHEELER REQUIRED	33
NO OF TWO WHEELER PARKING PROVIDED	33

NAME OF THE APPLICANT

For MORAIS DEVELOPERS PVT. LTD.

MANAGING DIRECTOR

REGISTERED ENGINEER

Er. R.JEYASEELAN, B.E., MBA.,
REGISTERED ENGINEER (GRADE I) DTCP,
REGN No.: RE / Gr.I / DTCP / TRICHY / DEC 22 / 389 / 14.12.2022
103, SECOND STREET, GANESAPURAM,
TRICHY-620 014.
CELL : 95009 02257

REGISTERED STRUCTURAL ENGINEER

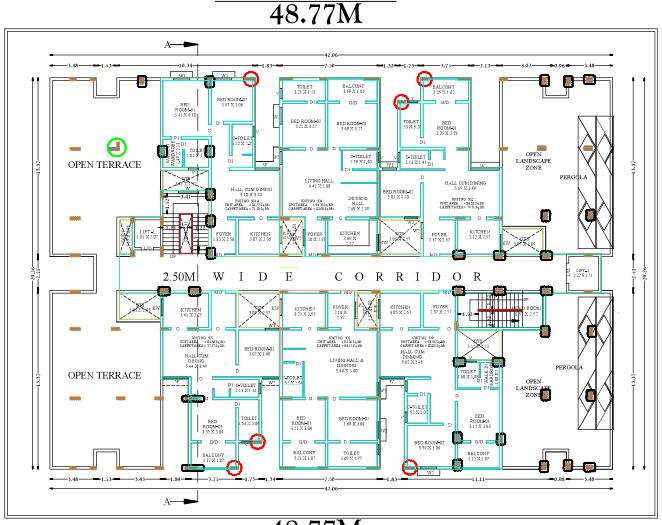
Er.S.K.Arun Kamaraj M.E.(Struct.),MBA.,MIE.,
Chartered Structural Engineer,
Reg: Coimbatore LPA/SE/GR-I/034/2024
KAARVENS Structural Consultancy,
#1, BR Nagar, 3rd Street, Kothari layout,
Ramanathapuram, Coimbatore - 641005.
E: skarun@kaarvens.com W: www.kaarvens.com
M: +91-9894215019, O: +91-8270005019

REGISTERED CONSTRUCTION ENGINEER

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

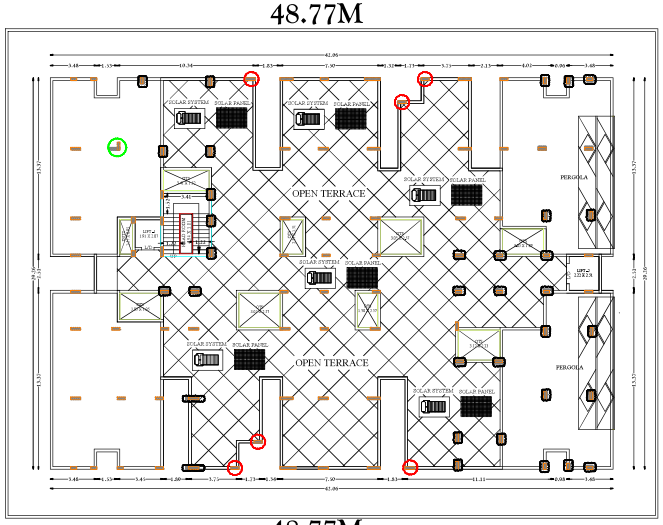
PLANING PERMISSION NO:P.P/JD DTCP (TD)NO.179/2025

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



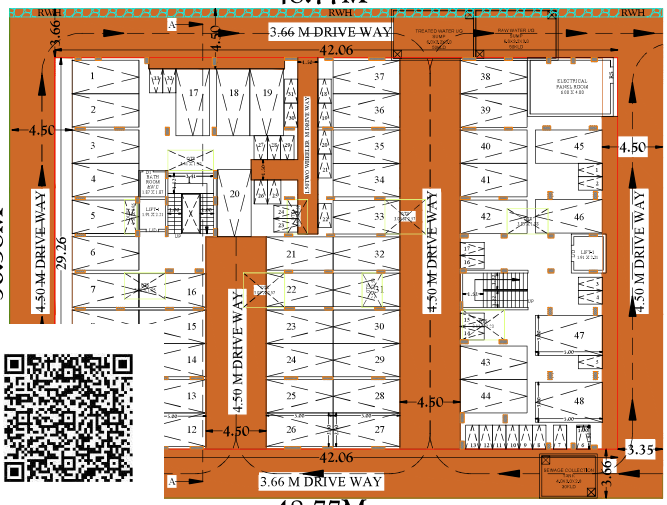
FLOOR -05 FIFTH FLOOR

48.77M



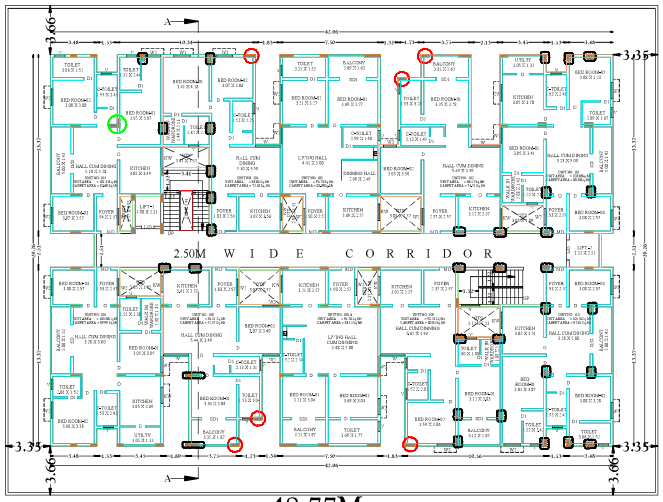
FLOOR -06 OPEN TERRACE

48.77M



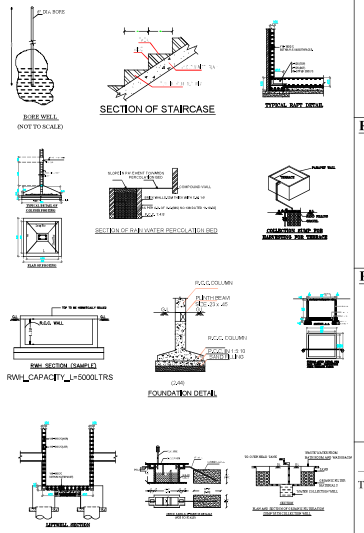
STILT FLOOR

48.77M

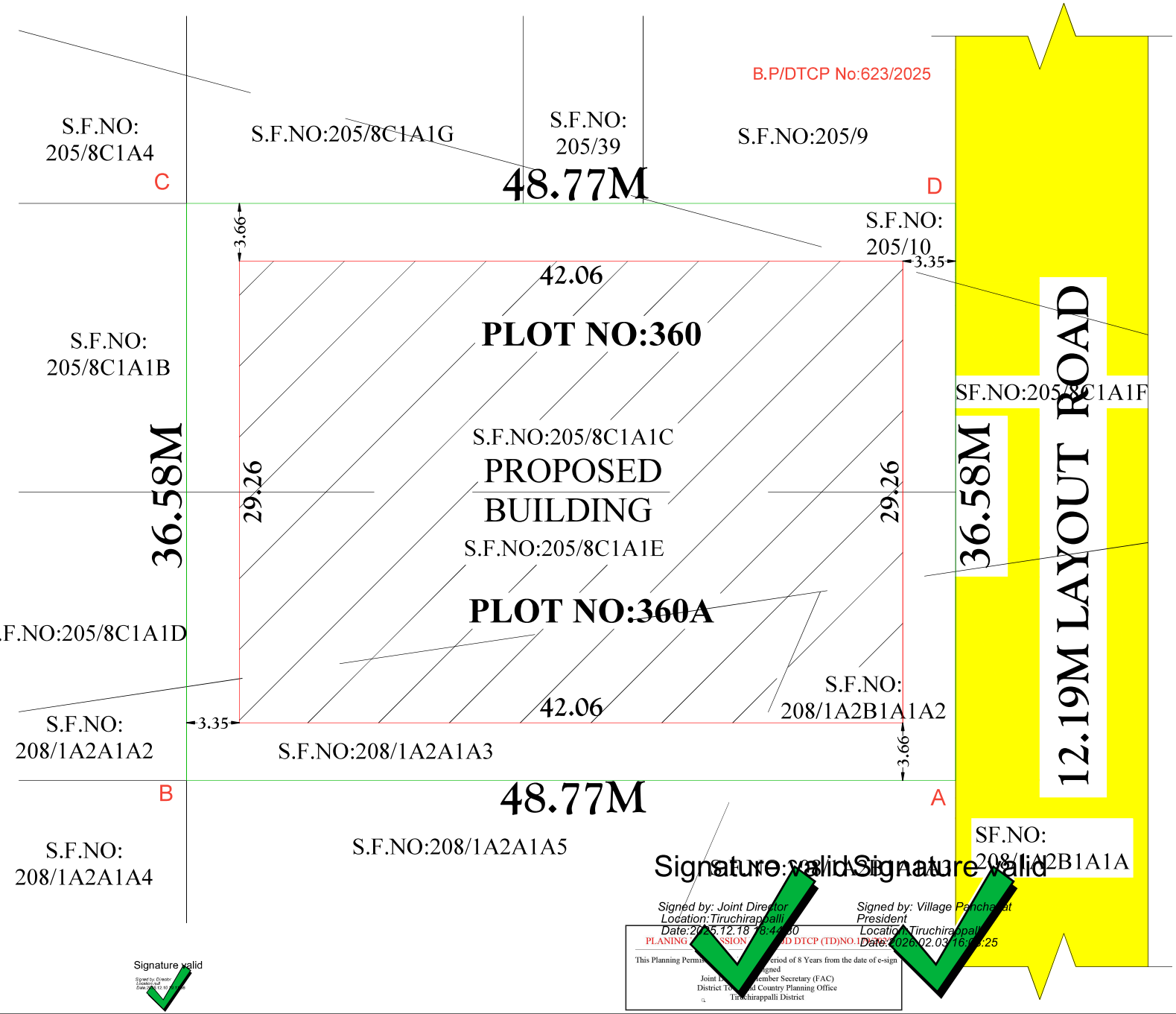


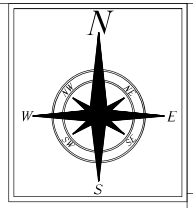
TYPICAL_BLOCK_1=1,2,3,4

48.77M



SITE PLAN
(SCALE 1:100)





PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 205/8C1A1E, 205/8C1A1C, 205/10, 208/1A2A1A3, 208/1A2B1A1A2, PLOT NO: 360& 360A MORAIS CITY EXTENSION-1, KEELAKURICHI VILLAGE & PANCHAYAT THIRUVERAMBUR PANCHAYAT UNION, THIRUVERAMBUR TALUK& , TIRUCHIRAPPALLI DISTRICT.

ALL DIMENSIONS ARE IN METER

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ONLINE APPLICATION NO: SWP/BPA/660854/2025/TCP

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AS PER TSLR - 1784.00 Sq.mt

AS PER DOCUMENT - 0.44 Acre (or) 1783.73 Sq.mt

AS PER SUPER IMPOSED AREA- 1783.73 Sq.mt

SI. NO	S.F.NO	AS PER PATTA		AS PER DOCUMENT	
		Sq.Mts	Cent	Sq.Mts	Cent
1	205/8C1A1C	845.00	20.88	845.00	20.88
2	205/8C1A1E	424.00	10.47	424.00	10.74
3	205/10	47.00	1.16	47.00	1.16
4	208/1A2A1A3	329.00	8.13	329.00	8.13
5	208/1A2B1A1A2	139.00	3.43	139.00	3.43
TOTAL		1784.00	0.44	1783.73	0.44

NAME OF THE APPLICANT

For MORAIS DEVELOPERS PVT. LTD.

MANAGING DIRECTOR

REGISTERED ENGINEER

Er. R.JEYASEELAN,B.E.,MBA.,
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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, Kothari layout,
Ramanathapuram, Coimbatore - 641005.
E: skarun@kaarvens.com W. www.karvens.com
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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

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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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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.