

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

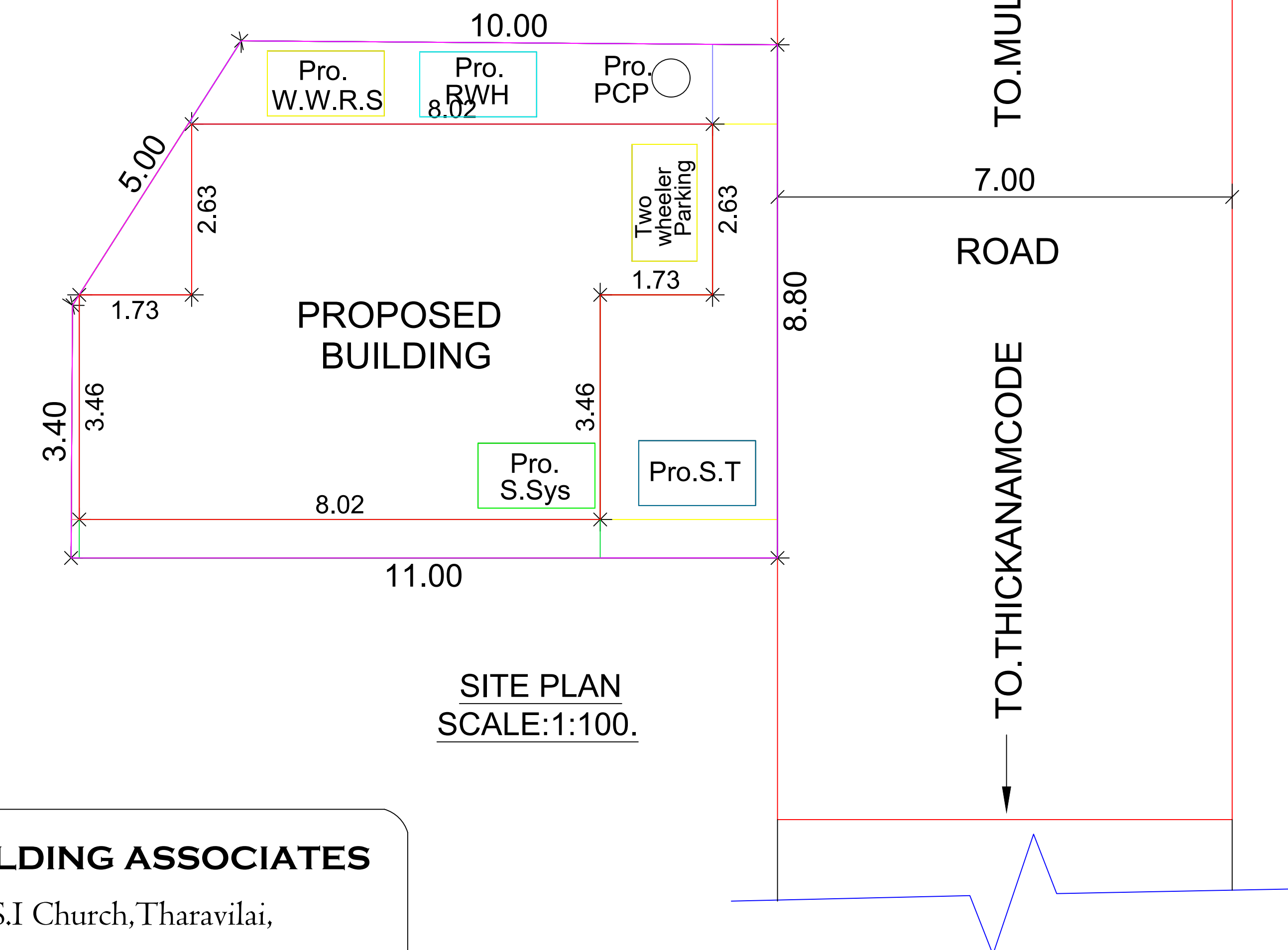
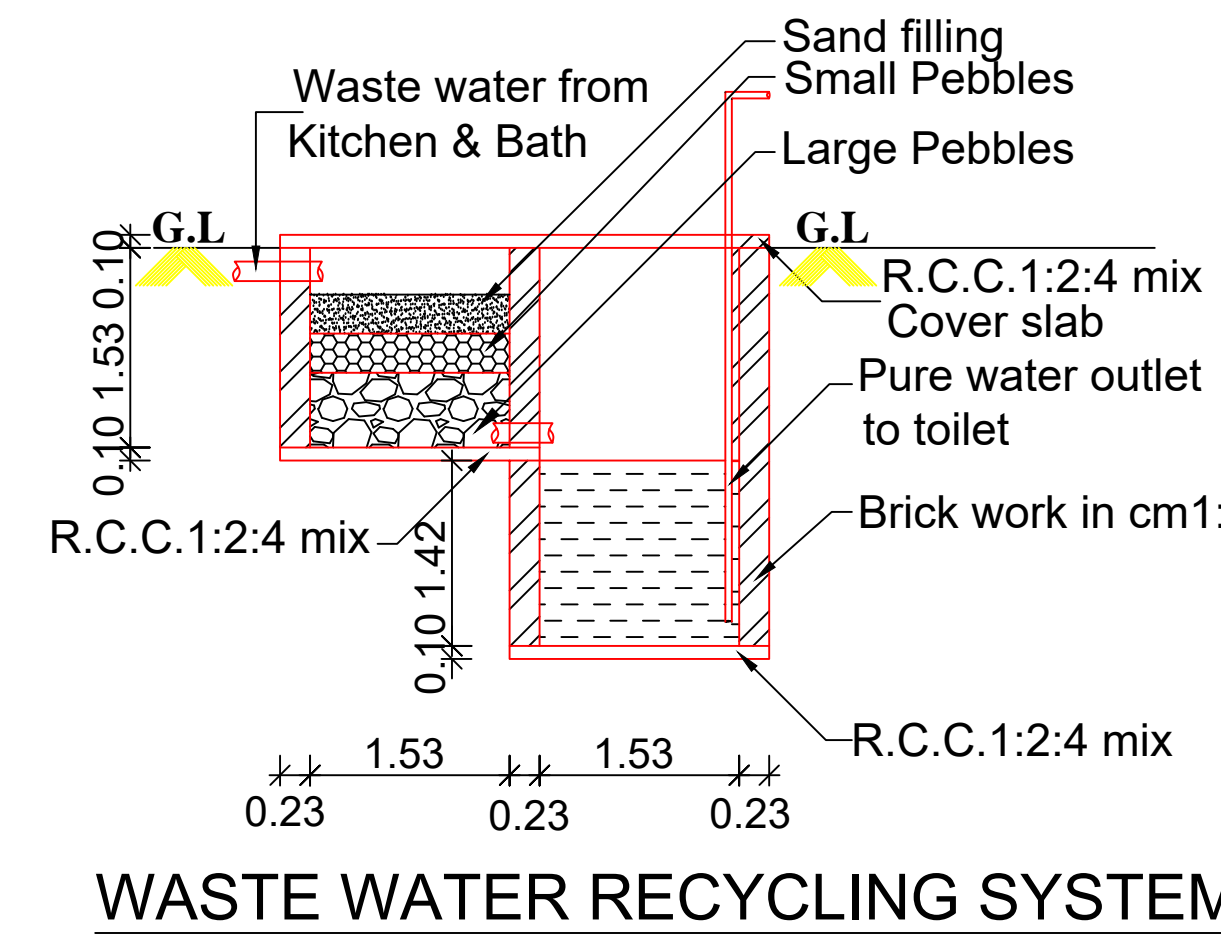
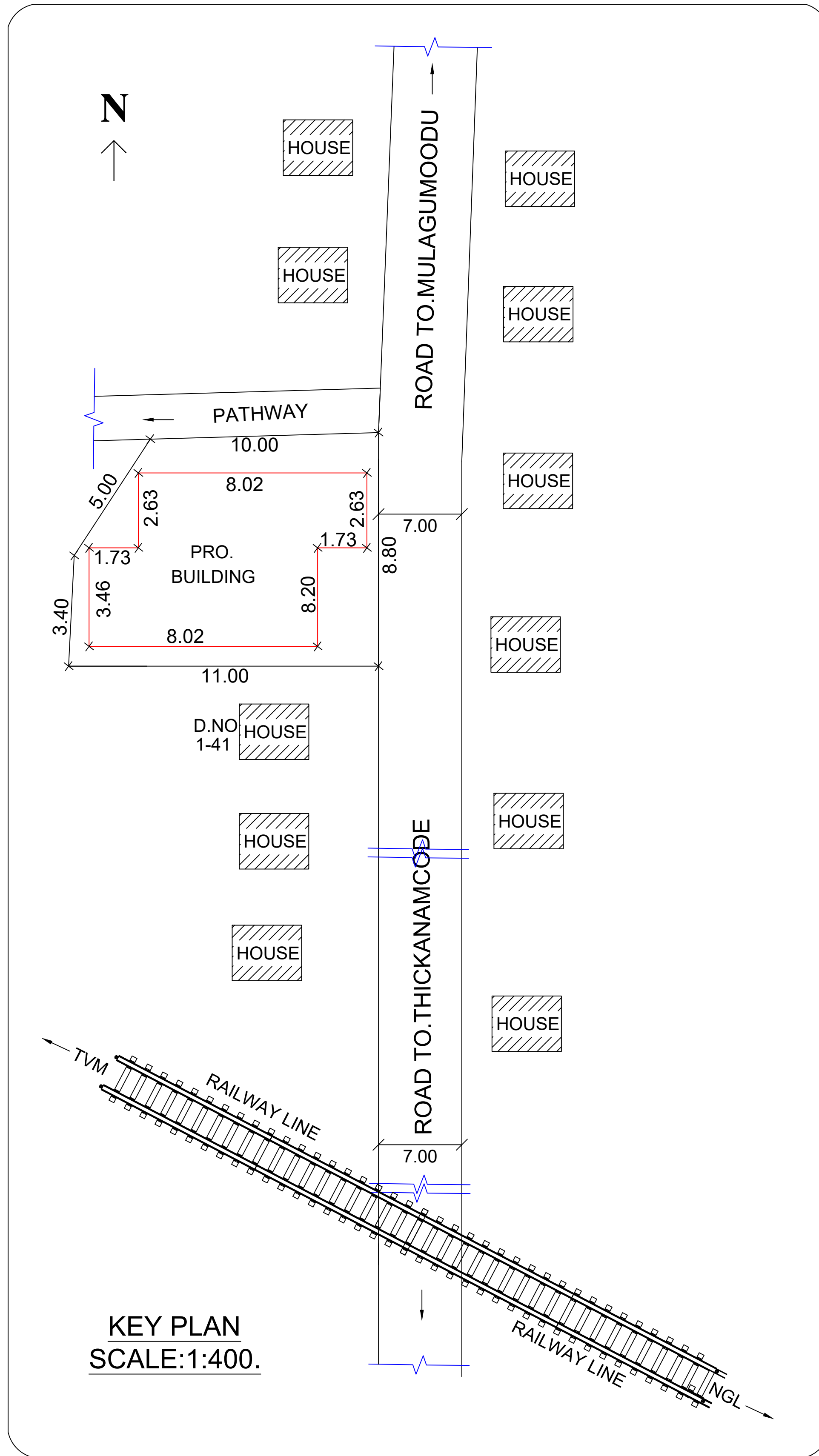
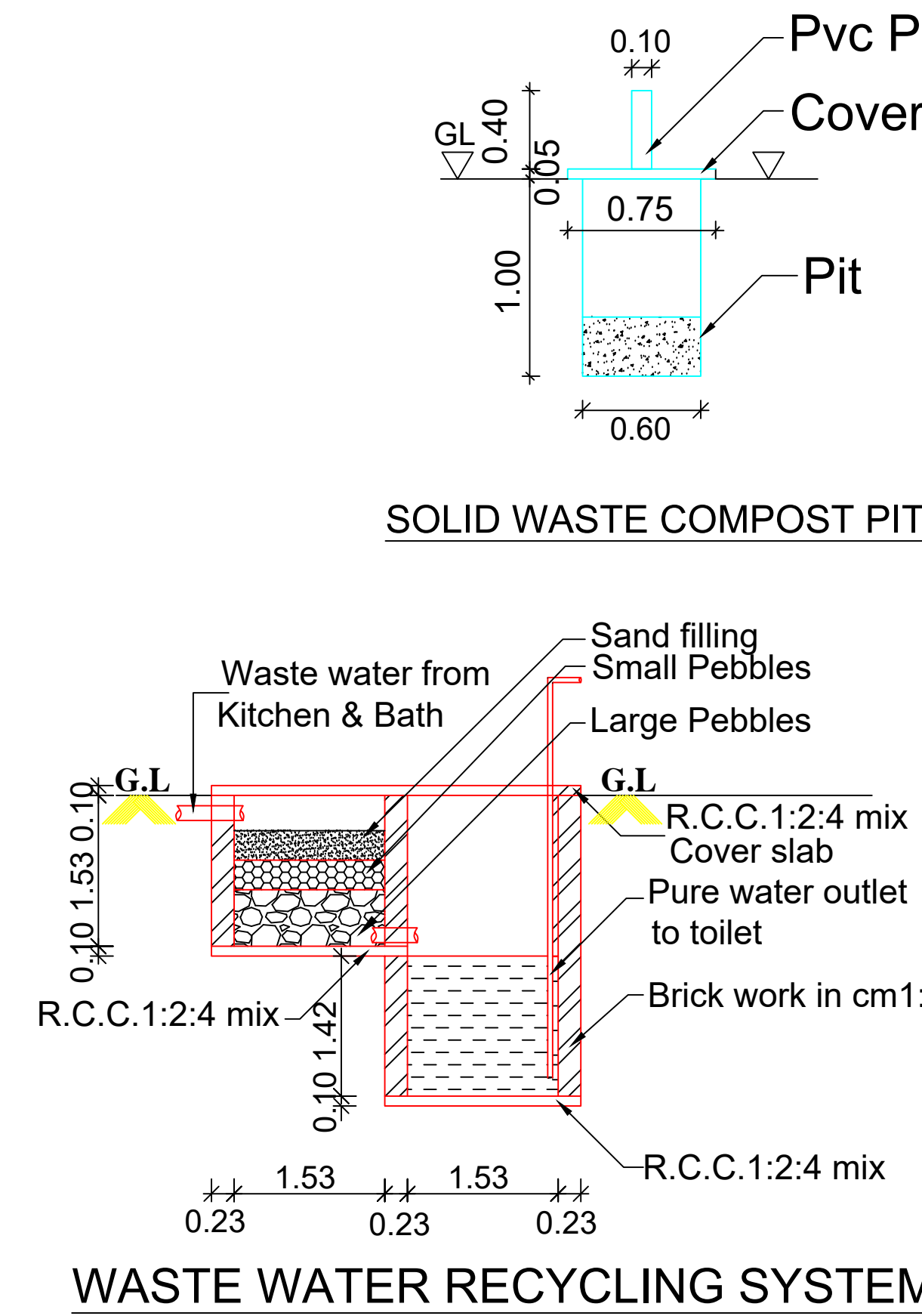
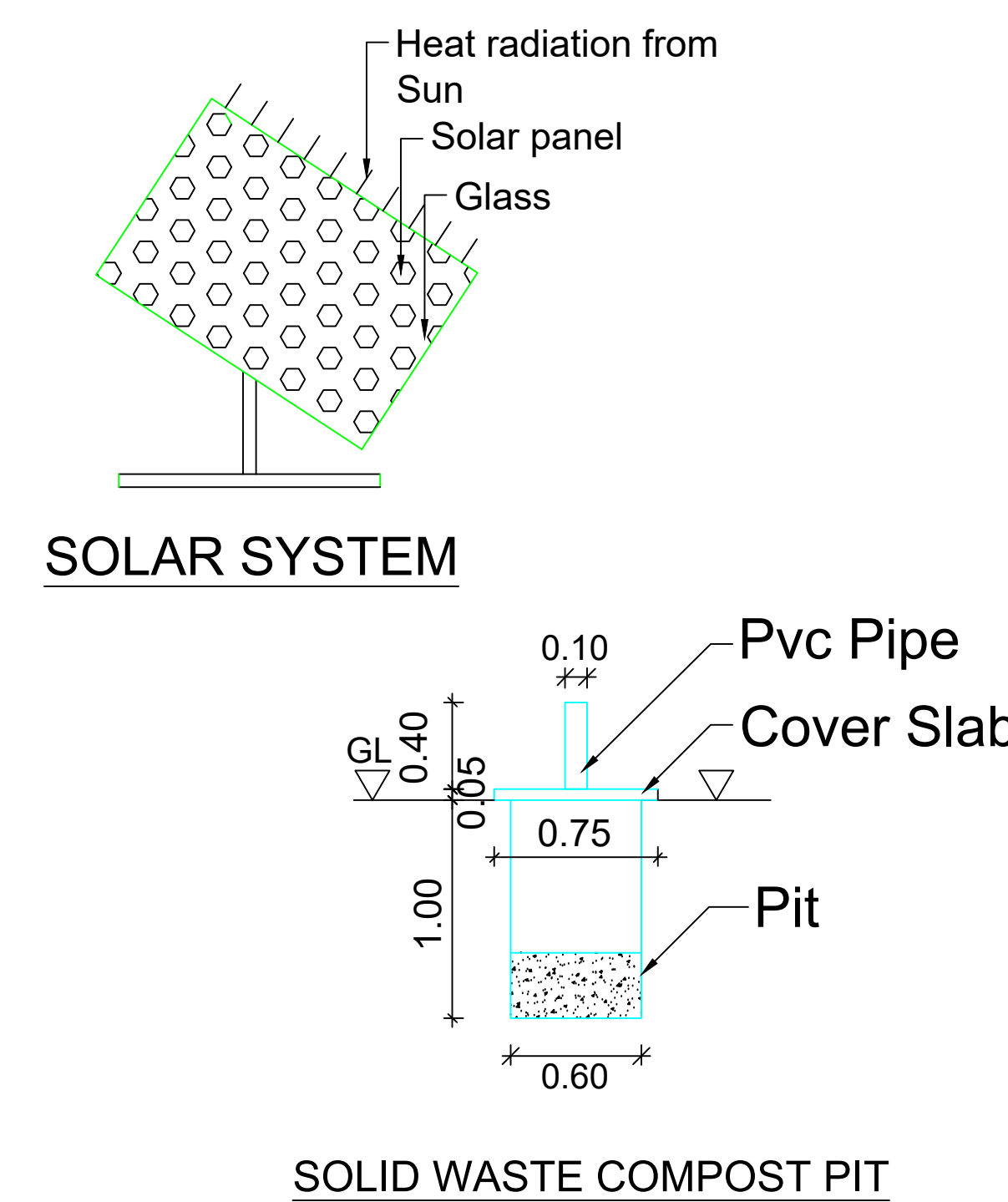
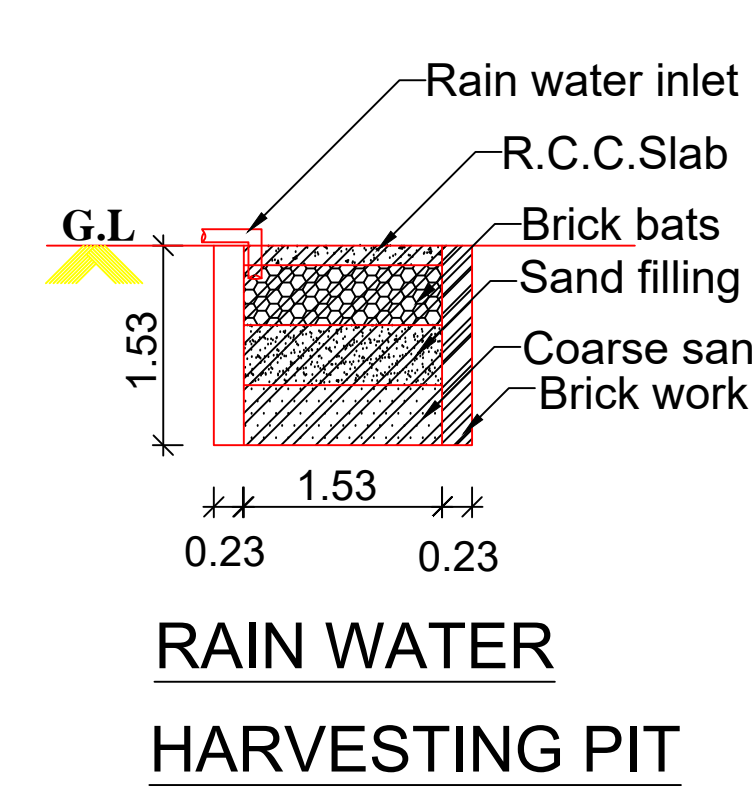
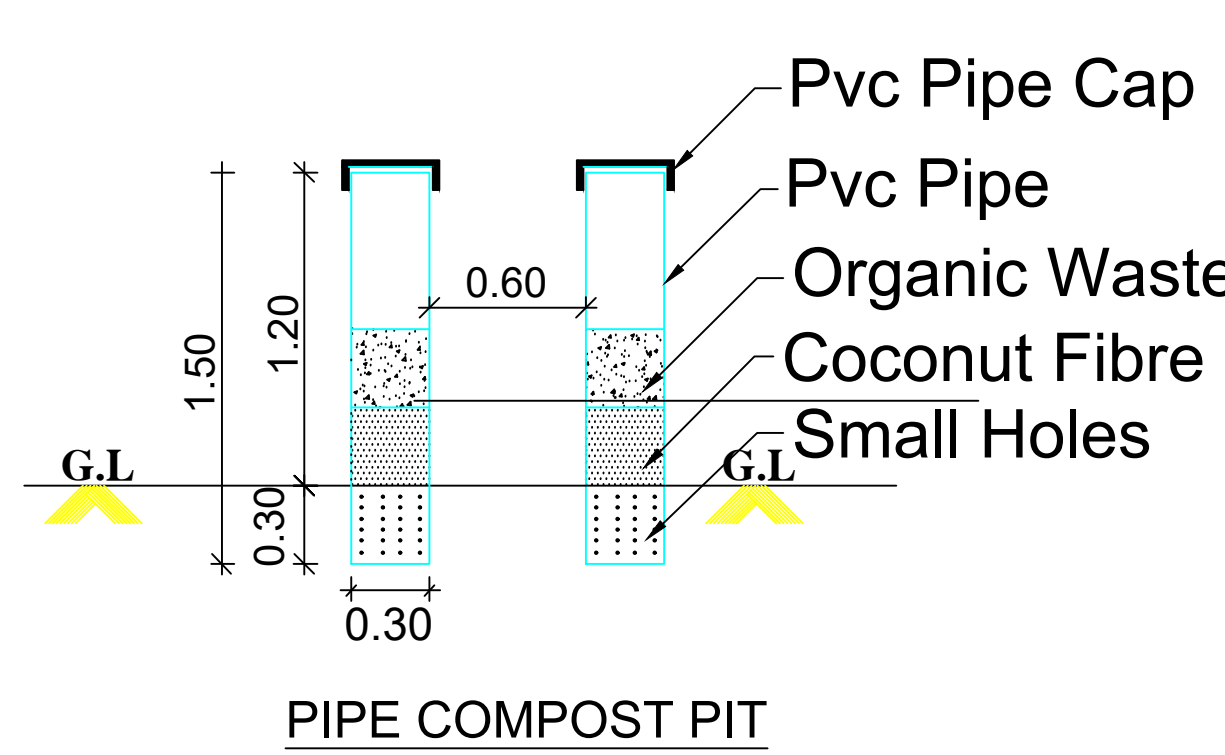
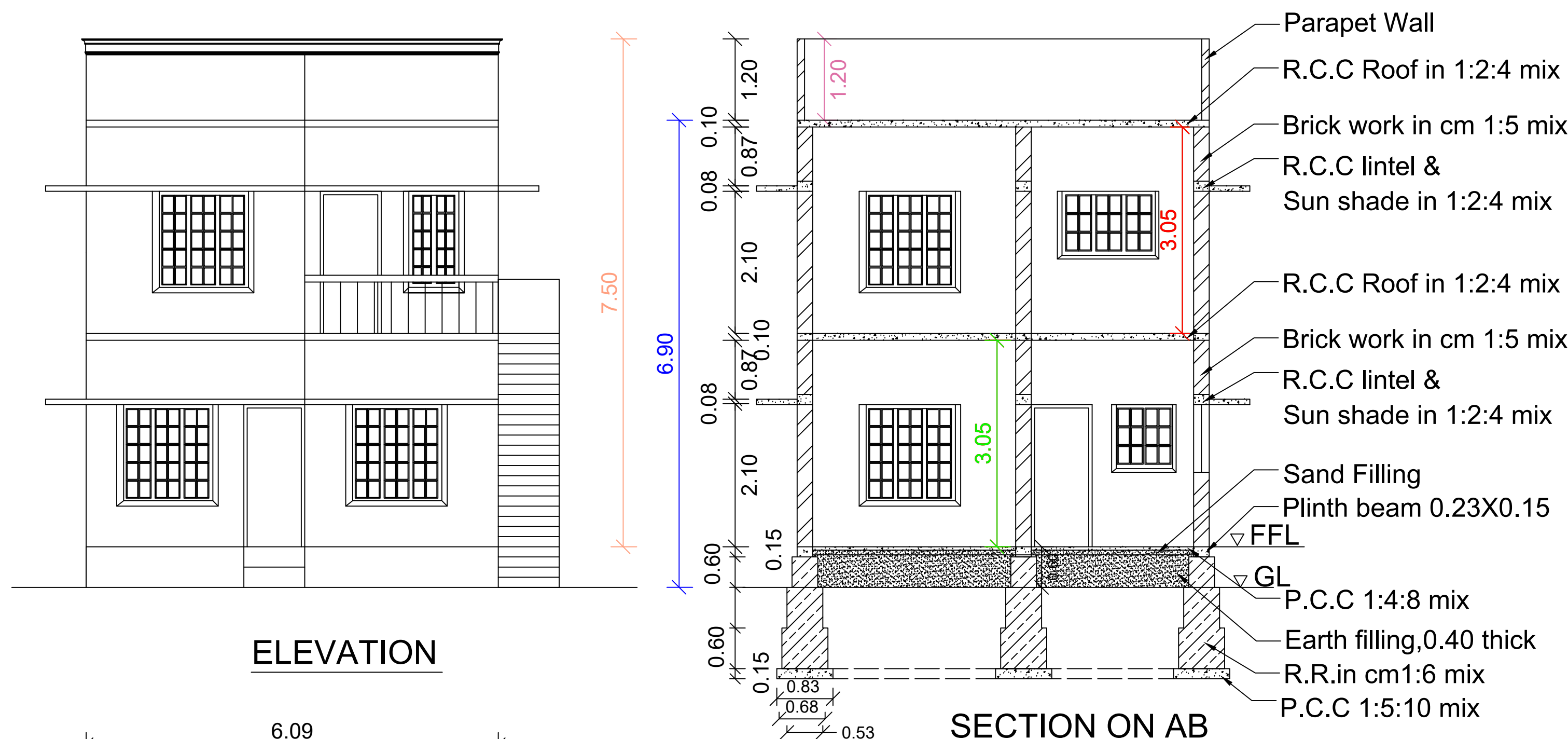
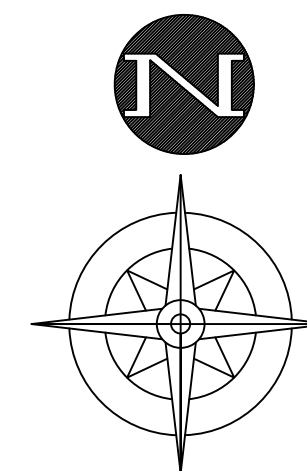
Rural Panchayat

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.

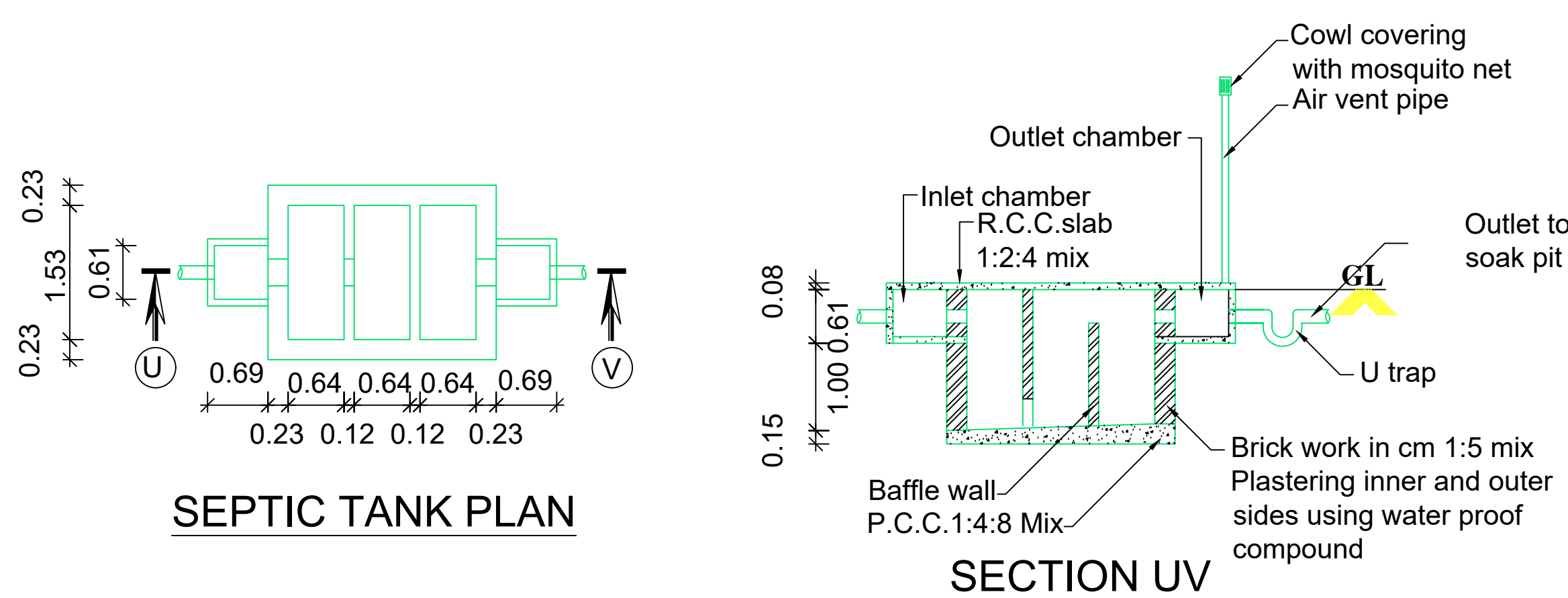
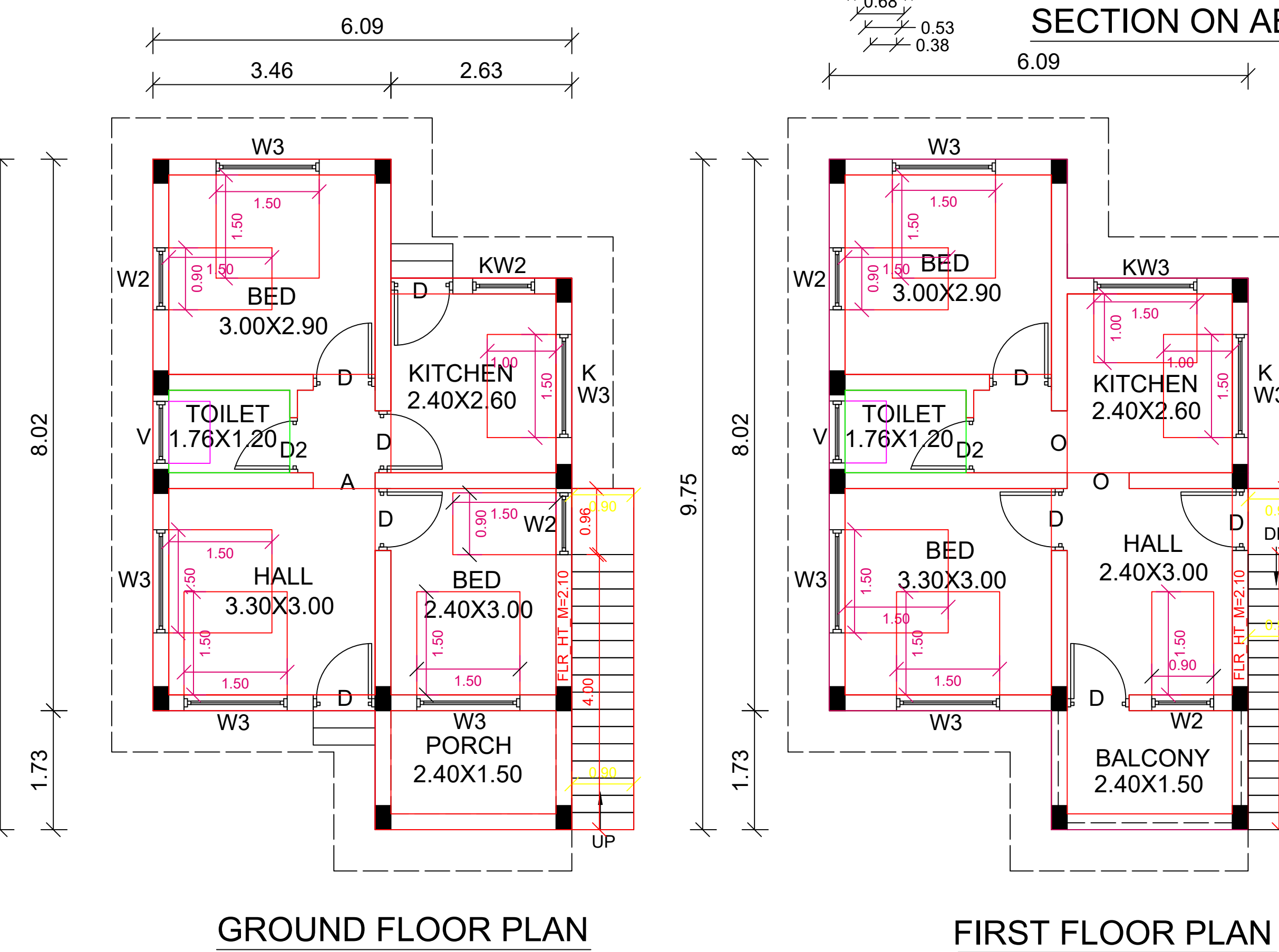
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING(AFTER DEMOLISHING EX.DOOR NO:1/98A) IN RE.SY.NO:495/27B IN THIRUVITHANCODE VILLAGE,THICKANAMCODE PANCHAYAT, AT SARALKOTTAVILAI, THENKKANKUZH, THICKANAMCODE POST IN KALKULAM TALUK OF K.K.DISTRICT.

NAME OF OWNER : Mr.M.JUSTUS HILBERT, S/O.Mr.MARIA RASSEL(Late).



AREA DETAILS - BUILDING		
PLINTH AREA		
Ground Floor	49.24 Sq.m	530.01 Sq.ft
First Floor	49.24 Sq.m	530.01 Sq.ft
Total	98.48 Sq.m	1060.03 Sq.ft
CARPET AREA		
Ground Floor	39.68 Sq.m	427.11 Sq.ft
First Floor	39.33 Sq.m	423.33 Sq.ft
Total	79.01 Sq.m	850.46 Sq.ft
AREA DETAILS - PLOT		
Site Area	2.000Cents	0.80 Are
Vcant Area	80.97 Sq.m	871.55 Sq.ft
Floor Space Index	31.73 Sq.m	341.54 Sq.ft
Plot Coverage	98.48 / 80.97	1.216
Plot Coverage	49.24 / 80.97	60.81%
SCHEDULE OF JOINERIES		
REF	DESCRIPTION	SIZE
D	Door	0.90X2.10
D1	Door	0.80X2.10
W3	Window	1.50X1.50
W2	Window	0.90X1.50
KW3	Window	1.50X1.00
KW2	Window	0.90X1.00
V	Ventilator	0.90X0.60
SCALE : 1:100	ALL DIMENSIONS ARE IN METRE	DWG NO : 285200226

PLAN INFO
PLOT_AREA_M2=80.96
SINGLE_FAMILY_BLDG=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=NO
OSR_SURRENDER_OR_BUYBACK=YES
IS_APPROVED_LAYOUT=YES
ORGANIZATION_TYPE=PRIVATE
CRZ=NO
ROAD_WIDTH=7.00
ROAD_LENGTH=100.00
AVG_PLOT_DEPTH=10.52
AVG_PLOT_WIDTH=8.25
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=0
DISTRICT=KANYAKUMARI
AREA_TYPE=EWS
SURVEY_NO=495/27B
PATTA_NO=13604
TALUK=KALKULAM
AS_AT_SITE=80.96
FMB_OR_PLR=80.94
AS_PER_DOCUMENT=80.94
JURISDICTION_TYPE=PANCHAYAT
IS_SWIMMING_POOL_EXISTS=NO
RWH_DECLARED=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



FOR OFFICE USE ONLY



QR CODE

E- Sign

VILLAGE PANCHYAT PRESIDENT

J. ARCHANA ROSE, B.B.,
Registered Civil Engineer
Reg. No: 172/LS/2025/00002
OSCAR BUILDING ASSOCIATES
Tharavilai (Near C.S.I Church)
THICKANAMCODE-629804
Kanniyakumari Dist.

ENGINEER

M. Hilbert

APPLICANT

OSCAR BUILDING ASSOCIATES

Near C.S.I Church, Tharavilai,
Thickanamcode post,
Kanniya Kumari District - 629804.

Proprietor :-
J.Archana Rose ,M.E.(Structural).

Mobile Number : 94429 89799
e-mail :- oscarbuildingassociates@gmail.com

Drawn By:
J.EBISON ROSE,M.E.,

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
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.

