Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

**Date: 25.06.2025**

**From,**

**M/S. Velavan Hyper Market Pvt. Ltd,**

**Mr. Thangavel (Director),**

Door No.39A, Gin Factory Road,

Thoothukudi Taluk,

Thoothukudi -628 002

To,

The Chair Person,

TNRERA,

Egmore,

Chennai – 600 008

மதுரை மாவட்டம், திருமங்கலம் வட்டம் , கப்பலூர் கிராமம் **க. ச. எண்கள்: 19 / 6, 20 / 1A2A, 2A1, 2B, 2C, 3A1, 3B, 21 / 1A, 1B, 2A, 2B, 2C, 2D, 3A, 3B, 4A, 4B, 5A, 5B, 22 / 4A, 4B, 5A, 5B, 24 / 1A, 1B, 2, 3A, 3B, 4, 5A, 5B, 6, 7A, 7B, 8, 25 / 1, 2A, 2B, 2C, 3, 4, 5, 6A, 6B, 7, 8A, 8B, 9, 10, 11A, 11B** மற்றும் எஸ்.புளியங்குளம் கிராமம் **க. ச. எண்கள்: 32 / 1C1, 33 / 1A, 1B, 2A, 36 / 1C2, 1D, 1E2, 2B, 37 / 1A, 1B, 1C1, 1C2, 2A, 2B1, 2B2, 2C, 3A1A, 3B1A, 5, 6A, 6B, 6C, 7, 8A, 8B, 8C2A1** பகுதியில் உள்ள எங்குளுக்கு சொந்தமான இடத்தில் குடியிருப்பு மனைப்பிரிவுகளாக பிரிக்க உத்தேசித்துள்ளோம்.

மேற்கண்ட எங்களது இடத்தில் குடியிருப்பு மனையிடத்தில் எந்த விதமான மின் இணைப்பு கம்பிகள் செல்லவில்லை.

நன்றி

For VELAVAN HYPERMARKET PVT. LTD.

DIRECTOR



GPS Map Camera

Kanjampatti, Tamil Nadu, India

Meenatchipuram Rd, Kanjampatti, Tamil Nadu 626205, India

Lat 9.218422° Long 77.884788°

11/06/2025 11:35 AM GMT +05:30




GPS Map Camera

# Kanjampatti, Tamil Nadu, India

6v8p+jf Ganesh Bakery Park, Kanjampatti, Tamil Nadu 626205, India

Lat 9.216805° Long 77.884318°

11/06/2025 11:39 AM GMT +05:30

GPS Map Camera

Kanjampatti, Tamil Nadu, India

Meenatchipuram Rd, Kanjampatti, Tamil Nadu 626205, India

Lat 9.218447° Long 77.884819°

11/06/2025 11:35 AM GMT +05:30




GPS Map Camera

# Kanjampatti, Tamil Nadu, India

6v8p+jf Ganesh Bakery Park, Kanjampatti, Tamil Nadu 626205, India

Lat 9.216805° Long 77.884318°

11/06/2025 11:39 AM GMT +05:30




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6v8p+jf Ganesh Bakery Park, Kanjampatti, Tamil Nadu 626205, India

Lat 9.216805° Long 77.884318°

11/06/2025 11:39 AM GMT +05:30




GPS Map Camera

# Kanjampatti, Tamil Nadu, India

Meenatchipuram Rd, Kanjampatti, Tamil Nadu 626205, India

Lat 9.21727° Long 77.883192°

11/06/2025 11:42 AM GMT +05:30

GPS Map Camera

Kanjampatti, Tamil Nadu, India

Meenatchipuram Rd, Kanjampatti, Tamil Nadu 626205, India

Lat 9.217248° Long 77.883198°

11/06/2025 11:43 AM GMT +05:30




GPS Map Camera

# Perayyampatti, Tamil Nadu, India

Sivananaithapuram Rd, Perayyampatti, Tamil Nadu 626205, India

Lat 9.217518° Long 77.881838°

11/06/2025 11:45 AM GMT +05:30

GPS Map Camera

Perayyampatti, Tamil Nadu, India

Sivananaithapuram Rd, Perayyampatti, Tamil Nadu 626205, India

Lat 9.217518° Long 77.881838°

11/06/2025 11:45 AM GMT +05:30






BAKERY SWEETS













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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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.