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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: KAPPALUR VPTS 02-2025

Date: 6/21/25 3:01 PM

From:

Village Panchayat

KAPPALUR

To :

VELAVAN HYPER MARKET PRIVATE LIMITED,
Door No. 39A, Gin Factory Road, Thoothukkudi,628002.

Online Application Number: OLL6OART

Sir/ Madam,

Sub :

Residential Layout - Rural Development and Panchayat Raj Department - Madurai District – Thirumangalam Taluk – Kappalur Panchayat -Kappalur Village - S.No.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 and Virusankulam Panchayat, S.Puliyankulam Village, S.No.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 - Extent of 36.9674 Acre (149600.00 Sq.m) - Planning Permission issued - FINAL APPROVAL APPROVED- Reg.

Ref :

1) Assistant Director, District Town and Country Planning Office, Madurai Letter ROC No. OLL6OART / 2025 / TCP1/2025/TCP , Dt.12/06/2025.
2)Commissioner, Rural Development and Panchayat Raj, Chennai Letter ROC No. 4870/2024/PRI.MIS-1, dt: 16.05.2025.

Body:

With reference to the 1st Cited letter, received from the DTCP Technical Sanctioned letter to approval of residential of layout in Madurai District, Thirumangalam Panchayat Union, Thirumangalam Taluk , KAPPALUR Village Panchayat , KAPPALUR REVENUE Village - S.No. 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 and VIRUSANKULAM Panchayat,
S.Puliyankulam Village, S.No.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 Extent of 36.9674 Acre (149600.00 Sq.m). In the continuation, with reference to the2nd cited letter, the Basic amenities like Road, Drain, EB Street light (All Street) , water distribution line and OHT facilities has done by the applicant own cost and Approval fees paid by the Applicant. Hence, this residential Layout is hereby APPROVED and ORDERED by the Special Officer of KAPPALUR AND VIRUSANKULAM Village Panchayat, subject to the conditions mentioned in the letter first cited, with the special conditions below.

Special Conditions: 1.The Applicant has not been allowed to change the gift for OSR Land and Road for any reason. This property belongs to KAPPALUR Village Panchayat. 2.The current planning permission is granted only for the layout. 3.No changes should be made to the plots divided as shown in the Layout. If any changes are made and sold in the future, this order will be cancelled. 4.The length and width of the road should be as specified on the Layout. Since the road has been handed over to the Panchayat, no encroachment should be made on it. 5.The Rural Development and Panchayat Raj Department has not legally certified the title to the ownership by granting the Layout FINAL APPROVAL. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The KAPPALUR AND VIRUSANKULAM is not the right organization to decide this.

Village

Signature valid

Signed by: Village Panchayat President
Location:Madurai
Date:2025.06.21 15:01:14

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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