



Pre-Booking Going On

"A Peacefull Address for your Happiest Moments"



Beach Road, Tuticorin



VELAVAN PROPERTIES IS A TRUSTED NAME IN THE REAL ESTATE AND PROPERTY DEVELOPMENT SECTOR, COMMITTED TO OFFERING VALUABLE INVESTMENT OPPORTUNITIES AND DELIVERING CUSTOMER SATISFACTION. WE SPECIALIZE IN SELLING RESIDENTIAL PLOTS WITHIN GATED COMMUNITIES, LOCATED IN PRIME AND RAPIDLY DEVELOPING AREAS. ALL OUR PROPERTIES ARE DTCP AND RERA APPROVED, ENSURING LEGAL CLARITY AND PEACE OF MIND. WITH CLEAR DOCUMENTATION AND A FOCUS ON QUALITY, VELAVAN PROPERTIES STRIVES TO CREATE SECURE, REWARDING EXPERIENCES FOR EVERY CUSTOMER.

"IN 1887, MADURA COATS SOWED THE SEEDS OF INDUSTRY IN TUTICORIN, STANDING TALL AS A SYMBOL OF PROGRESS AND LIVELIHOOD FOR GENERATIONS. TODAY, THIS HISTORIC LAND ENTERS A NEW CHAPTER - TRANSFORMED INTO PREMIUM RESIDENTIAL PLOTS, DESIGNED FOR MODERN LIVING AMIDST NATURE'S EMBRACE. WHAT WAS ONCE THE HEART OF INDUSTRY IS NOW REIMAGINED AS A GREEN SANCTUARY, WHERE FAMILIES CAN BUILD THEIR FUTURE, SURROUNDED BY OPEN LANDSCAPES AND TIMELESS VALUE. FROM LEGACY TO LIFESTYLE - THIS IS WHERE HISTORY MEETS TOMORROW."





MASTER LAYOUT



LEGEND:	
	PHASE I
	PHASE II
	ROAD
	LOCAL BODY
	TANGEDCO

AREA DETAILS

PHASE-I			
Plot.Nos	Area		Facing
	Sq.Ft	Cents	
1	1951	4.48	South East
2	2289	5.26	East
3	2616	6.01	East
4	2946	6.76	East
5	2440	5.60	North East
6	2163	4.96	North
7	1300	2.98	North West
8	1200	2.75	West
9	1200	2.75	West
10	1200	2.75	West
11	1200	2.75	West
12	1200	2.75	West
13	1188	2.73	South West
14	1678	3.85	South East
15	1200	2.75	South
16	1200	2.75	South
17	1200	2.75	South
18	1200	2.75	South
19	1200	2.75	South
20	1200	2.75	South
21	1200	2.75	South
22	1163	2.67	South West
23	1513	3.47	North West
24	1200	2.75	North
25	1200	2.75	North
26	1200	2.75	North
27	1200	2.75	North
28	1200	2.75	North
29	1200	2.75	North
30	1200	2.75	North
31	1678	3.85	North East
32	1188	2.73	South East
33	1200	2.75	South
34	1200	2.75	South
35	1200	2.75	South
36	1200	2.75	South
37	1200	2.75	South
38	1200	2.75	South
39	1200	2.75	South
40	1200	2.75	South
41	1680	3.86	North West
42	1589	3.65	North
43	1462	3.36	North
44	1666	3.83	North
45	1705	3.91	North
46	1814	4.17	North
47	1914	4.39	North
48	1952	4.48	North
49	1981	4.55	North
50	1874	4.30	North East
51	1200	2.75	East

&

PHASE-II			
Plot.Nos	Area		Facing
	Sq.Ft	Cents	
1	1654	3.80	South West
2	1376	3.16	South
3	1374	3.16	South
4	1373	3.15	South
5	1372	3.15	South
6	1370	3.15	South
7	1369	3.14	South
8	1241	2.85	South East
9	1438	3.30	East
10	1941	4.46	North East
11	1500	3.44	North
12	1500	3.44	North
13	1500	3.44	North
14	1500	3.44	North
15	1500	3.44	North
16	1500	3.44	North
17	2257	5.18	North West
18	1260	2.89	South
19	1350	3.10	South
20	1350	3.10	South
21	1350	3.10	South
22	1350	3.10	South
23	1350	3.10	South
24	1350	3.10	South
25	1350	3.10	South
26	2541	5.83	South East
27	2785	6.39	North East
28	1350	3.10	North
29	1350	3.10	North
30	1350	3.10	North
31	1350	3.10	North
32	1350	3.10	North
33	1350	3.10	North
34	1350	3.10	North
35	1283	2.94	North
36	2315	5.32	South West
37	1350	3.10	South
38	1350	3.10	South
39	1350	3.10	South
40	1350	3.10	South
41	1350	3.10	South
42	1350	3.10	South
43	1350	3.10	South
44	1350	3.10	South
45	2480	5.69	South East
46	2895	6.65	North East
47	1350	3.10	North
48	1350	3.10	North
49	1350	3.10	North
50	1350	3.10	North
51	1350	3.10	North
52	1350	3.10	North
53	1350	3.10	North
54	1350	3.10	North
55	1350	3.10	North
56	1415	3.25	North West

ROAD & STREET LIGHTS

*"A WIDE, WELL-PLANNED CEMENT ROAD IS BEING
DEVELOPED IN MADURA COATS CITY,
ENSURING SMOOTH ACCESS, SAFETY, AND
A MODERN GREEN STREETScape FOR RESIDENTS"*

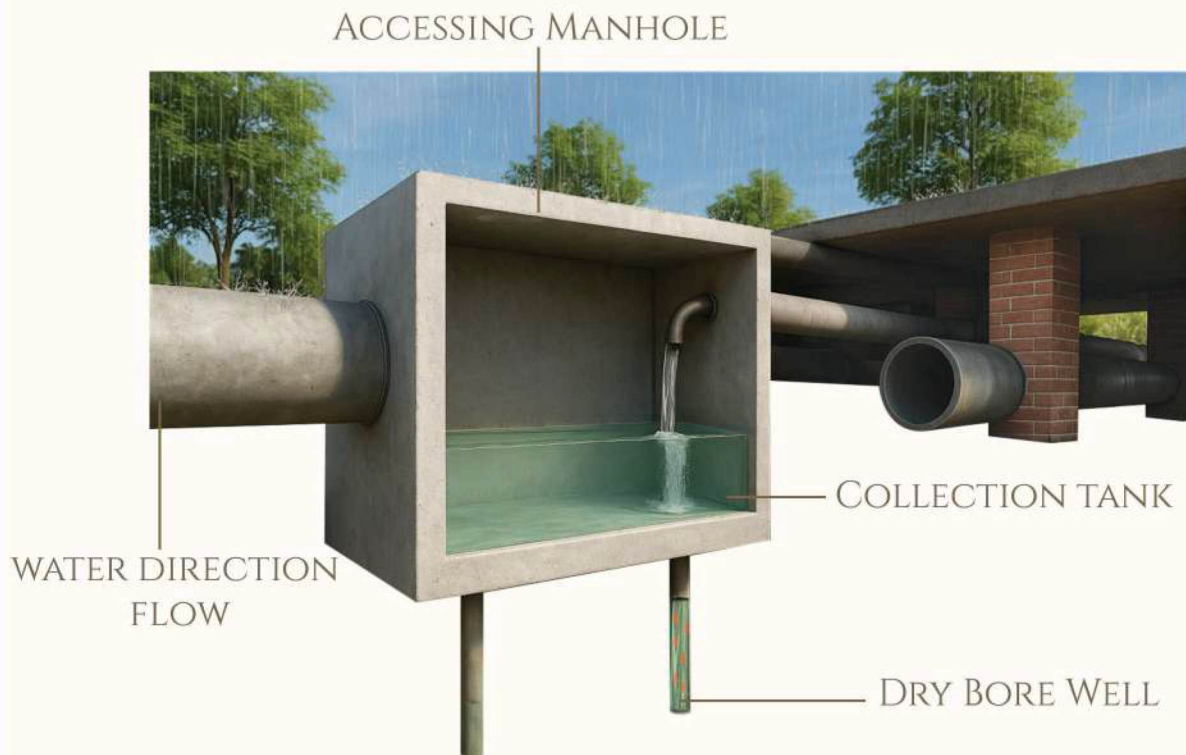


PATTA & SUBDIVISION

*"YOUR LAND, YOUR NAME
FREE PATTA SUBDIVISION INCLUDED"*



RAIN WATER HARVESTING



HARVESTING RAIN, PRESERVING LIFE BUILDING
ECO-SMART COMMUNITIES FOR THE
FUTURE.



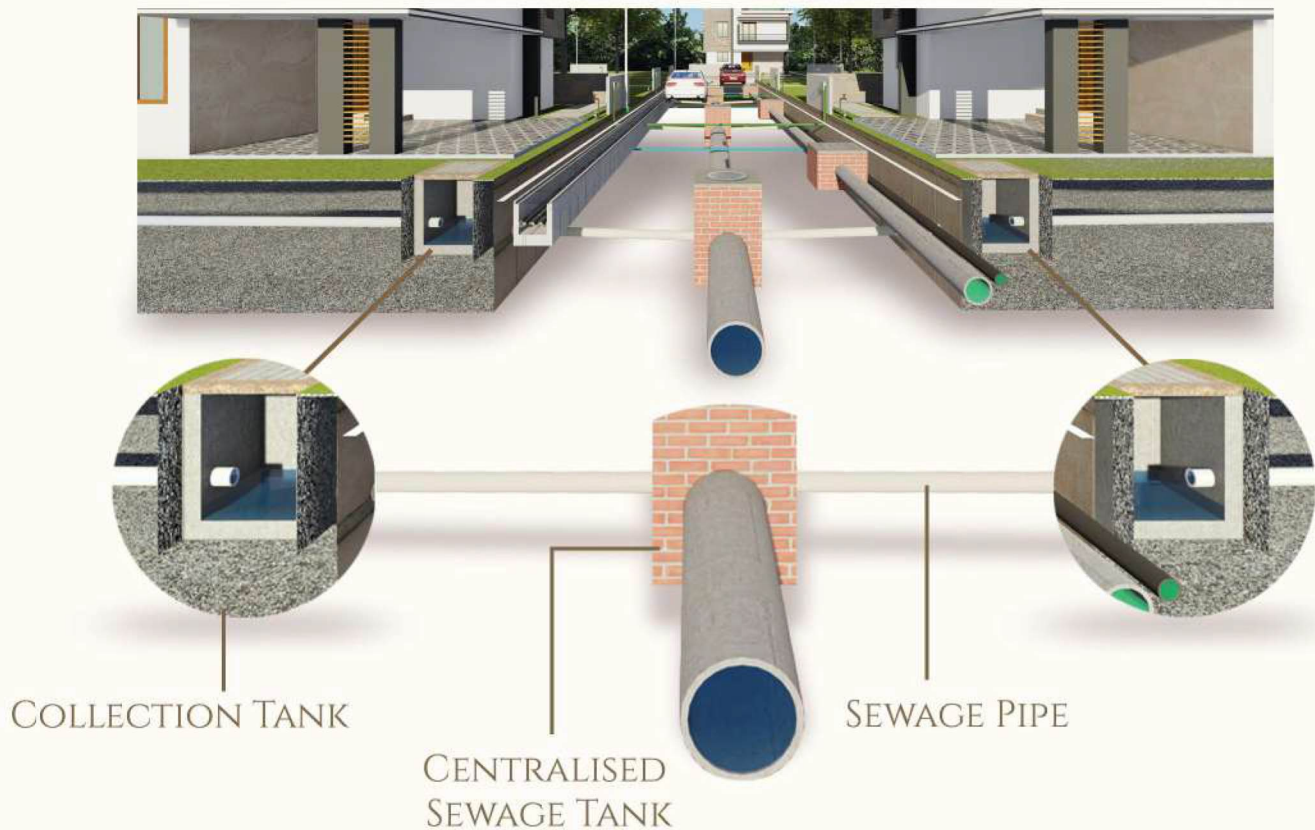


WATER SUPPLY

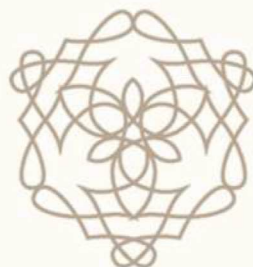
*RELIABLE AND UNINTERRUPTED WATER SUPPLY IS PLANNED
TO MEET THE DAILY NEEDS OF ALL RESIDENTS.*



DRAINAGE SYSTEM



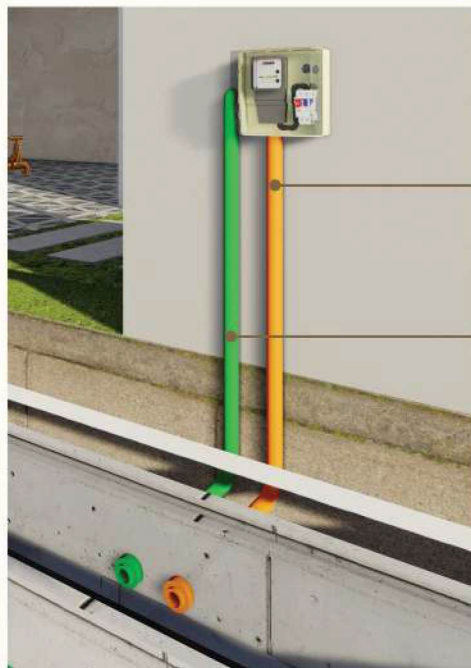
WELL-PLANNED UNDERGROUND DRAINAGE
FOR A CLEAN, WORRY-FREE LIVING ENVIRONMENT.



COMMUNICATION



A WELL-PLANNED COMMUNICATION NETWORK ENSURES
SEAMLESS CONNECTIVITY AND EFFORTLESS
ACCESS THROUGHOUT THE LAYOUT



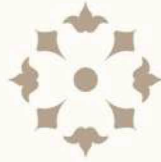
EB LINE

COMMUNICATION LINE

*“ASSURED EB CONNECTION PROVIDES RESIDENTS WITH
SEAMLESS AND DEPENDABLE POWER SUPPLY.”*

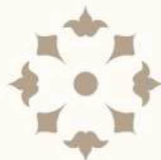


EB FACILITIES



TECHNICAL SUMMARY

- ◇ WATER SUPPLY – CRYSTAL-CLEAR WATER CONNECTIONS THAT BRING PURITY AND COMFORT TO EVERY CORNER OF YOUR DREAM PLOT.
- ◇ EB LINES – SEAMLESS POWER LINES DESIGNED TO LIGHT UP YOUR LIFE WITH EFFORTLESS ENERGY AND GRACE.
- ◇ DRAINAGE – AN EFFICIENT DRAINAGE SYSTEM CRAFTED TO PRESERVE THE BEAUTY AND HYGIENE OF YOUR SERENE SURROUNDINGS.
- ◇ RAINWATER HARVESTING – THOUGHTFULLY DESIGNED RAINWATER HARVESTING TO NURTURE BOTH YOUR HOME AND THE EARTH BENEATH IT.
- ◇ COMMUNICATION LINES – ADVANCED COMMUNICATION NETWORKS KEEPING YOU EFFORTLESSLY CONNECTED TO THE WORLD YOU LOVE.
- ◇ STREET LIGHTS – ELEGANT STREET LIGHTING THAT BATHES EVERY PATH IN A WARM, INVITING GLOW AFTER DUSK.
- ◇ ROAD FACILITIES – WIDE, WELL-LAID ROADS THAT WELCOME YOU HOME WITH THE CHARM OF SMOOTH, GRACEFUL DRIVES.



“BEAUTIFUL AMBIENCE AMPLIFIES HAPPINESS”



VELAVAN PROPERTIES, TRANSFORMING THE HISTORIC MADURA COATS LAND, IS ONE OF THE FASTEST-GROWING REAL ESTATE DEVELOPERS KNOWN FOR INNOVATION AND MODERN DESIGN.

WE SPECIALIZE IN CRAFTING PREMIUM RESIDENTIAL AND COMMERCIAL PROJECTS THAT REFLECT UNCOMPROMISED QUALITY, WORLD-CLASS ARCHITECTURE, ELEGANT AESTHETICS, AND A STEADFAST COMMITMENT TO OUR CUSTOMERS.



VELAVAN PROPERTIES PVT.LTD

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