Verified RealEstate™

REFERENCE
01/2026-27

ISSUED
01 July 2026

PP APPROVAL RECORD

Planning Permission

Survey 14

Vaiyuir

Madurai 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.

Verified RealEstate™
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OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF FIREWORKS FACTORY OF "SAKTHI VINAYAGA FIRE WORKS" (INDUSTRIES CLASSIFIED AS "RED") IN S.NO:237/1,237/2,237/3,238/1,238/2,238/3,239/3A, 239/3B,239/4 VAIYUR VILLAGE/PANCHAYAT AND 14/1,14/3 VELAMBUR BIT 2/PANCHAYAT, T.KALLUPATTI UNION,PERAIYUR TALUK, MADURAI DISTRICT. (SCALE 1:100)

JOINERY DETAILS		
D	DOOR	1.20 x 1.80
D1	DOOR	0.90 x 1.80
D2	DOOR	0.76 x 1.80
W1	WINDOW	0.90 x 1.20

PROPOSED BUILDING AREA DETAILS

Descriptions	Non FSI	FSI	Total Area in sq.m
BLOCK 1 (CHEMICAL MIXING SHED)			
AREA OF THE GROUND FLOOR	-	20.89	20.89
BLOCK 2 (CHEMICAL FILLING SHED)			
AREA OF THE GROUND FLOOR	-	20.89	20.89
BLOCK 3 (FUSE CUTTING SHED)			
AREA OF THE GROUND FLOOR	-	20.89	20.89
BLOCK 4 (MANUFACTURING & FINISHING SHED)			
AREA OF THE GROUND FLOOR	-	18.20	18.20
BLOCK 5 (MANUFACTURING & FINISHING SHED)			
AREA OF THE GROUND FLOOR	-	18.92	18.92
BLOCK 6 (FUSE DIPPING SHED)			
AREA OF THE GROUND FLOOR	-	18.20	18.20
BLOCK 7 (FUSE OVER PASTING AND WRAPPING SHED)			
AREA OF THE GROUND FLOOR	-	18.92	18.92
BLOCK 8 (FUSE OVER PASTING AND WRAPPING SHED)			
AREA OF THE GROUND FLOOR	-	18.20	18.20
BLOCK 9 (STORE ROOM)			
AREA OF THE GROUND FLOOR	-	45.97	45.97
BLOCK 10 (WATCHMAN SHED)			
AREA OF THE GROUND FLOOR	-	11.97	11.97
BLOCK 11 (OFFICE ROOM AND MATERIAL)			
AREA OF THE GROUND FLOOR	-	222.38	222.38
BLOCK 12 (INGREDIANTS SHED)			
AREA OF THE GROUND FLOOR	-	45.50	45.50
BLOCK 13 (SULPHUR SHED)			
AREA OF THE GROUND FLOOR	-	11.97	11.97
BLOCK 14 (ALUMINUM POWDER SHED)			
AREA OF THE GROUND FLOOR	-	19.69	19.69
BLOCK 15 (LATRINE)			
AREA OF THE GROUND FLOOR	-	12.61	12.61
Total Area	-	525.20	525.20

SANITATION REQUIREMENTS

S.no	SANITARY DETAILS	DETAILS	Male Person 20 persons REQUIRED (In Nos)	Male Person 20 persons PROVIDED (In Nos)	Female Person 20 persons REQUIRED (In Nos)	Female Person 20 persons PROVIDED (In Nos)
1.	WATER CLOSET	1-15 persons 3 for Persons	02	02	-	-
		1 for 1-12 persons	-	-	01	02
2.	ABLUTION TAP	One in Each W.C	02	02	01	02
3.	URINALS	1 for 7-20 persons	01	01	-	-
4.	WASHING TAPS	One for every 25 persons or part thereof	01	01	01	01
5.	DRINKING WATER FOUNTAIN	One for every 100 persons with a minimum of one on each floor	01	01	01	01

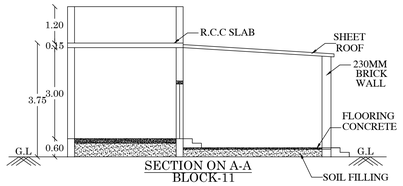
MECHANICAL VENTILATION TO BE PROVIDED

Online Application Number:SWP/BPA/834331/2026

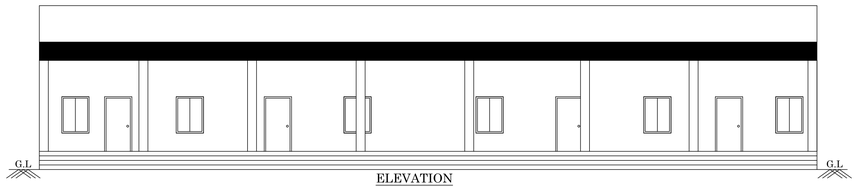
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
மதுரை மாவட்டம்

ந.க.எண். SWP/BPA/0834331/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A' முதல் 'V' வரை என எல்லையிட்டு .

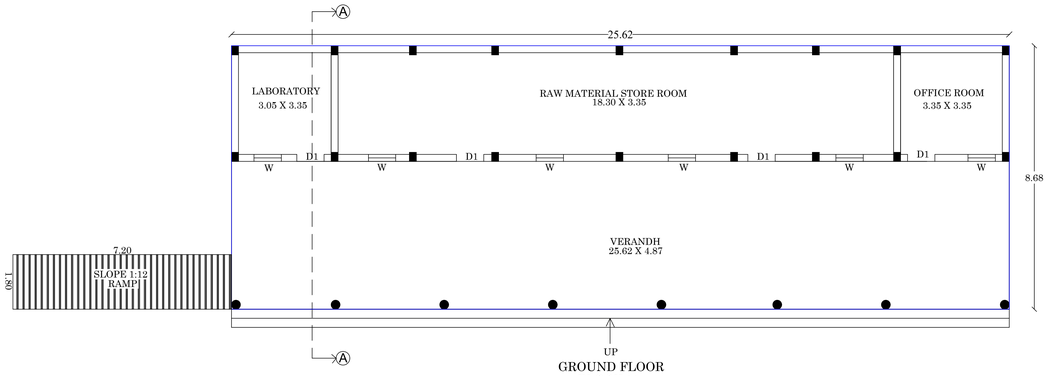
"க.வ/ந.ஊ.உ.இ (ம.மா) எண்:07/2026" என எண்ணிட்டு மனை ஒப்புதலுடன் கூடிய கட்டிட வரைபடத்திற்கு தொழில் ஒப்புதல் வழங்கப்படுகிறது



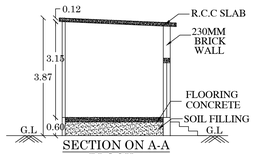
SECTION ON A-A
BLOCK-11



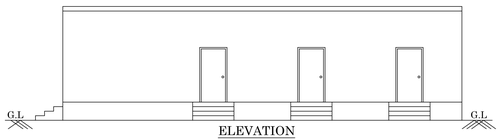
ELEVATION
BLOCK-11



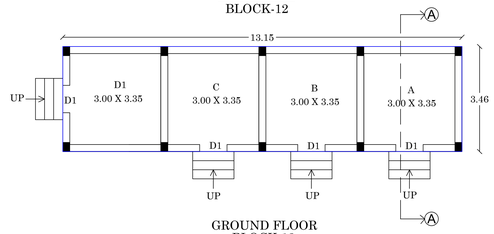
GROUND FLOOR
BLOCK-11



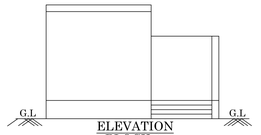
SECTION ON A-A
BLOCK-12



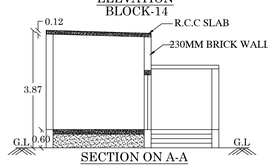
ELEVATION
BLOCK-12



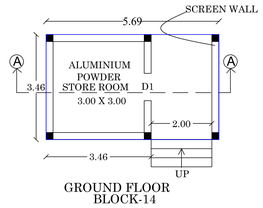
GROUND FLOOR
BLOCK-12



ELEVATION
BLOCK-14

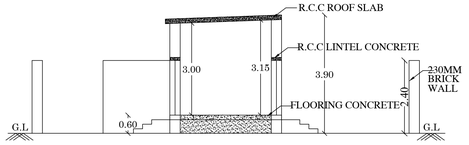


SECTION ON A-A
BLOCK-14

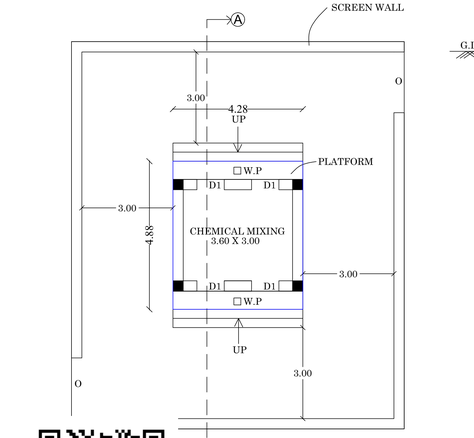


GROUND FLOOR
BLOCK-14

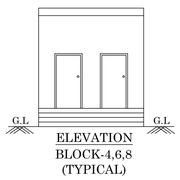
ELEVATION
BLOCK-1,2,3
(TYPICAL)



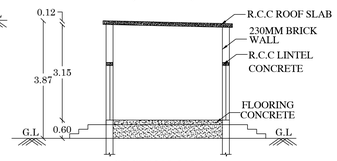
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BLOCK-1,2,3
(TYPICAL)



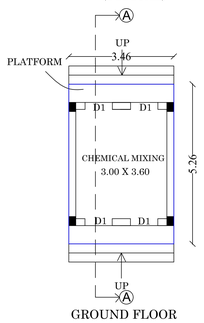
GROUND FLOOR
BLOCK-1,2,3
(TYPICAL)



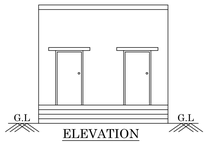
ELEVATION
BLOCK-4,6,8
(TYPICAL)



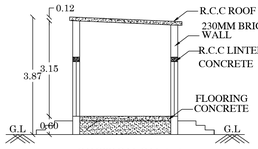
SECTION ON A-A
BLOCK-4,6,8
(TYPICAL)



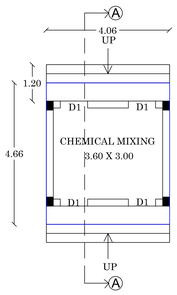
GROUND FLOOR
BLOCK-4,6,8
(TYPICAL)



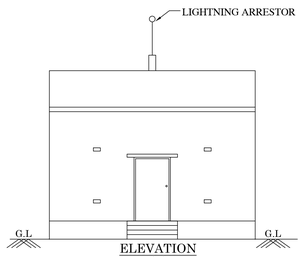
ELEVATION
BLOCK-5,7
(TYPICAL)



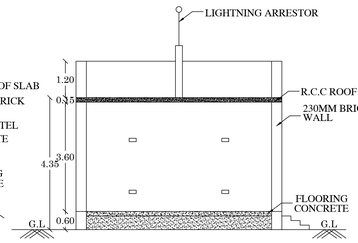
SECTION ON A-A
BLOCK-5,7
(TYPICAL)



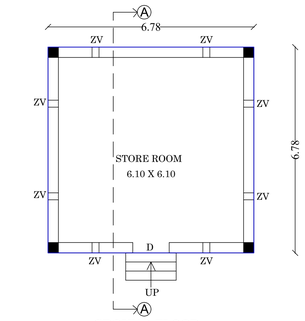
GROUND FLOOR
BLOCK-5,7
(TYPICAL)



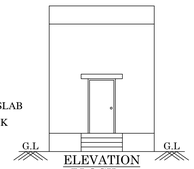
ELEVATION
BLOCK-9



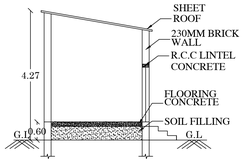
SECTION ON A-A
BLOCK-9



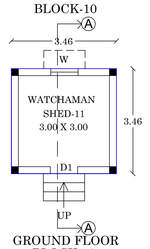
GROUND FLOOR
BLOCK-9



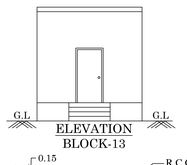
ELEVATION
BLOCK-10



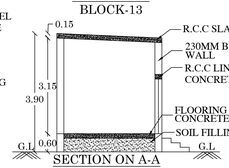
SECTION ON A-A
BLOCK-10



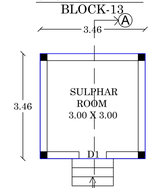
GROUND FLOOR
BLOCK-10



ELEVATION
BLOCK-13



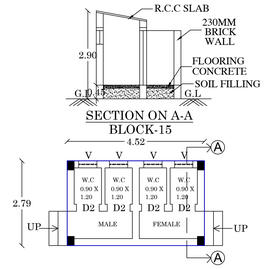
SECTION ON A-A
BLOCK-13



GROUND FLOOR
BLOCK-13



ELEVATION
BLOCK-15



SECTION ON A-A
BLOCK-15

GROUND FLOOR
BLOCK-15

Dr. T. J. VIJAY,
M.E. (Struct. Eng.), Ph.D (Struct. Eng.), M.I.E., C.Eng. (India),
Reg. No.: RSE/G-1001/Karur/January/2024,
Reg. Structural Engineer (RSE Grade-I),
Cell: 9344791624.

STRUCTURAL ENGINEER

RASSI ASSOCIAATES
Architects & Engineers
A. RAJESEWARI, B.Tech.,B.Arch.,
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Thirumangalam & T.Kallupatti
Reg.No: 101/2024,
IBC-GR-GA/2025/257/CH/Madurai
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Near P.R.C.Dept,T.Kallupatti
Ph: 96549 67603

CONSTRUCTION ENGINEER

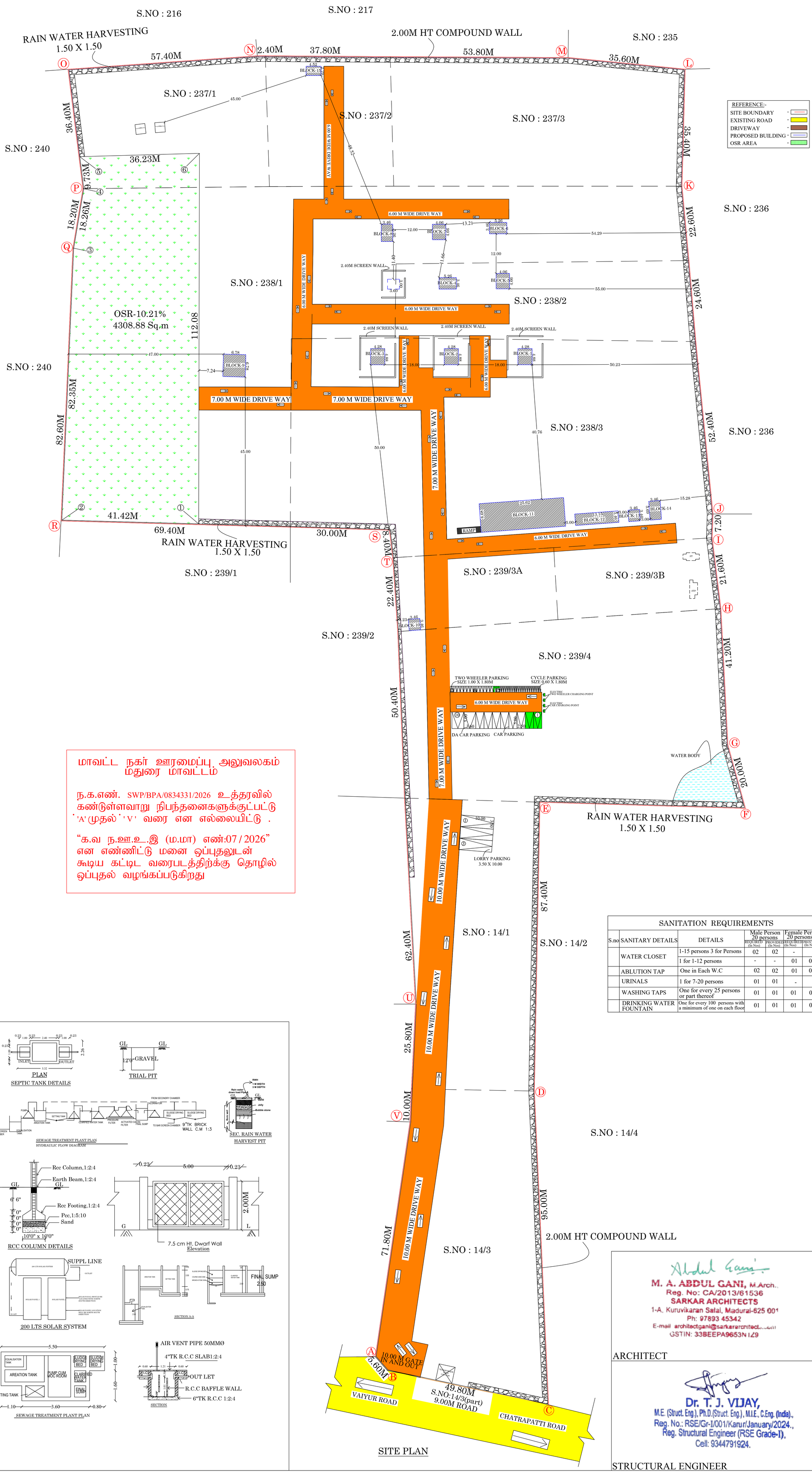
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1-A, Kuruvikaran Salai, Madurai-625 001
Ph: 97893 45342
E-mail: architectgani@sarkararchitect...
GSTIN: 33BEEPA9653N1Z9

ARCHITECT

For Sakthi Vinayaga Fireworks
1. 1nd 17
Partner

APPLICANT

Online Application Number:SWP/BPA/834331/2026



REFERENCE:-
- SITE BOUNDARY -
- EXISTING ROAD -
- DRIVEWAY -
- PROPOSED BUILDING -
- OSR AREA -

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
மதுரை மாவட்டம்

ந.க.எண். SWP/BPA/0834331/2026 உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு 'A' முதல் 'V' வரை என எல்லையிட்டு .

"க.வ ந.ஊ.உ.இ (ம.மா) எண்:07 / 2026" என எண்ணிட்டு மனை ஒப்புதலுடன் கூடிய கட்டிட வரைபடத்திற்க்கு தொழில் ஒப்புதல் வழங்கப்படுகிறது

SHEET NO: 01

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF FIREWORKS FACTORY OF "SAKTHI VINAYAGA FIRE WORKS" (INDUSTRIES CLASSIFIED AS "RED") IN S.NO:237/1,237/2,237/3,238/1,238/2,238/3,239/3A, 239/3B,239/4 VAIYUR VILLAGE/PANCHAYAT AND 14/1,14/3 VELAMBUR BIT 2 VILLAGE/ PANCHAYAT,T.KALLUPATTI UNION, PERAIYUR TALUK, MADURAI DISTRICT.

(SCALE 1:400)

SITE AREA DETAILS:
AS PER PATTA AREA - 42600.00 Sq.m
AS PER DOCUMENT AREA - 42573.54 Sq.m

PROPOSED BUILDING AREA DETAILS

Description	Non FSI (In Sq.m)	FSI (In Sq.m)	Total Area (In Sq.m)
BLOCK 1 (CHEMICAL MIXING SHED)			
AREA OF THE GROUND FLOOR	-	20.89	20.89
BLOCK 2 (CHEMICAL FILLING SHED)			
AREA OF THE GROUND FLOOR	-	20.89	20.89
BLOCK 3 (FUSE CUTTING SHED)			
AREA OF THE GROUND FLOOR	-	20.89	20.89
BLOCK 4 (DRYING PLATFORM)			
AREA OF THE GROUND FLOOR	-	18.20	18.20
BLOCK 5 (MANUFACTURING & FINISHING SHED) AREA OF THE GROUND FLOOR	-	18.92	18.92
BLOCK 6 (FUSE DIPPING SHED)			
AREA OF THE GROUND FLOOR	-	18.20	18.20
BLOCK 7 (FUSE OVER PASTING AND WRAPPING SHED)			
AREA OF THE GROUND FLOOR	-	18.92	18.92
BLOCK 8 (FUSE OVER PASTING AND WRAPPING SHED)			
AREA OF THE GROUND FLOOR	-	18.20	18.20
BLOCK 9 (STORE ROOM)			
AREA OF THE GROUND FLOOR	-	45.97	45.97
BLOCK 10 (WATCHMAN SHED)			
AREA OF THE GROUND FLOOR	-	11.97	11.97
BLOCK 11 (OFFICE ROOM AND MATERIAL)			
AREA OF THE GROUND FLOOR	-	222.38	222.38
BLOCK 12 (INGREDIANTS SHED)			
AREA OF THE GROUND FLOOR	-	45.50	45.50
BLOCK 13 (SULPHUR SHED)			
AREA OF THE GROUND FLOOR	-	11.97	11.97
BLOCK 14 (ALUMINUM POWDER SHED)			
AREA OF THE GROUND FLOOR	-	19.69	19.69
BLOCK 15 (LATRINE)			
AREA OF THE GROUND FLOOR	-	12.61	12.61
Total	-	525.20	525.20

Floor Space Index = 525.20 / 42573.54 = 0.012 < 2.00

PARKING DETAILS:
No. of Lorry Parking Required - 1 Nos
No. of Lorry Parking Provided - 3 Nos

No. of Car Parking Provided - 10 NOS (Including D.A Parking)

No. of Two Wheeler Parking Required - 07 Nos
No. of Two Wheeler Parking Provided - 15 Nos (Including D.A Parking)

No. of Cycle Parking Required - 07 Nos
No. of Cycle Parking Provided - 22 Nos

O.S.R AREA REQUIRED - 4260.00 SQ.M (10.00 %)
O.S.R AREA PROVIDED - 4308.88 SQ.M(10.21 %)

LABOUR DETAIL
No of Working Persons : 20Nos

MECHANICAL VENTILATION TO BE PROVIDED

OFFICE USE

SANITATION REQUIREMENTS

S.no	SANITARY DETAILS	DETAILS	Male Person 20 persons REQUIRED (In Nos)	Male Person 20 persons PROVIDED (In Nos)	Female Person 20 persons REQUIRED (In Nos)	Female Person 20 persons PROVIDED (In Nos)
	WATER CLOSET	1-15 persons 3 for Persons	02	02	-	
		1 for 1-12 persons	-	-	01	02
	ABLUTION TAP	One in Each W.C	02	02	01	02
	URINALS	1 for 7-20 persons	01	01	-	
	WASHING TAPS	One for every 25 persons or part thereof	01	01	01	01
	DRINKING WATER FOUNTAIN	One for every 100 persons with a minimum of one on each floor	01	01	01	01

M. A. ABDUL GANI, M.Arch.,
Reg. No: CA/2013/61536
SARKAR ARCHITECTS
1-A, Kuruvikaran Salai, Madurai-625 001
Ph: 97893 45342
E-mail architectgani@sarkararchitect...com
GSTIN: 33BEEPA9653N1Z9

ARCHITECT

RASSI ASSOCIAATES
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Licensed Engineer
Thirumangalam & T.Kallupatti
Reg.No: 101/2024,
RE-GR-II/49/2025,DTCP/Madurai
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Near P.R.C.Depo,T.Kallupatti
Ph: 99949 07805

CONSTRUCTION ENGINEER

Dr. T. J. VIJAY,
M.E. (Struct. Eng.), Ph.D.(Struct. Eng.), M.I.E., C.Eng. (India).,
Reg. No.: RSE/Gr-I/001/Karur/January/2024.,
Reg. Structural Engineer (RSE Grade-I),
Cell: 9344791924.

STRUCTURAL ENGINEER

For Sakthi Vinayaga Fireworks
Partner

APPLICANT

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.