

PP

APPROVAL RECORD

Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE

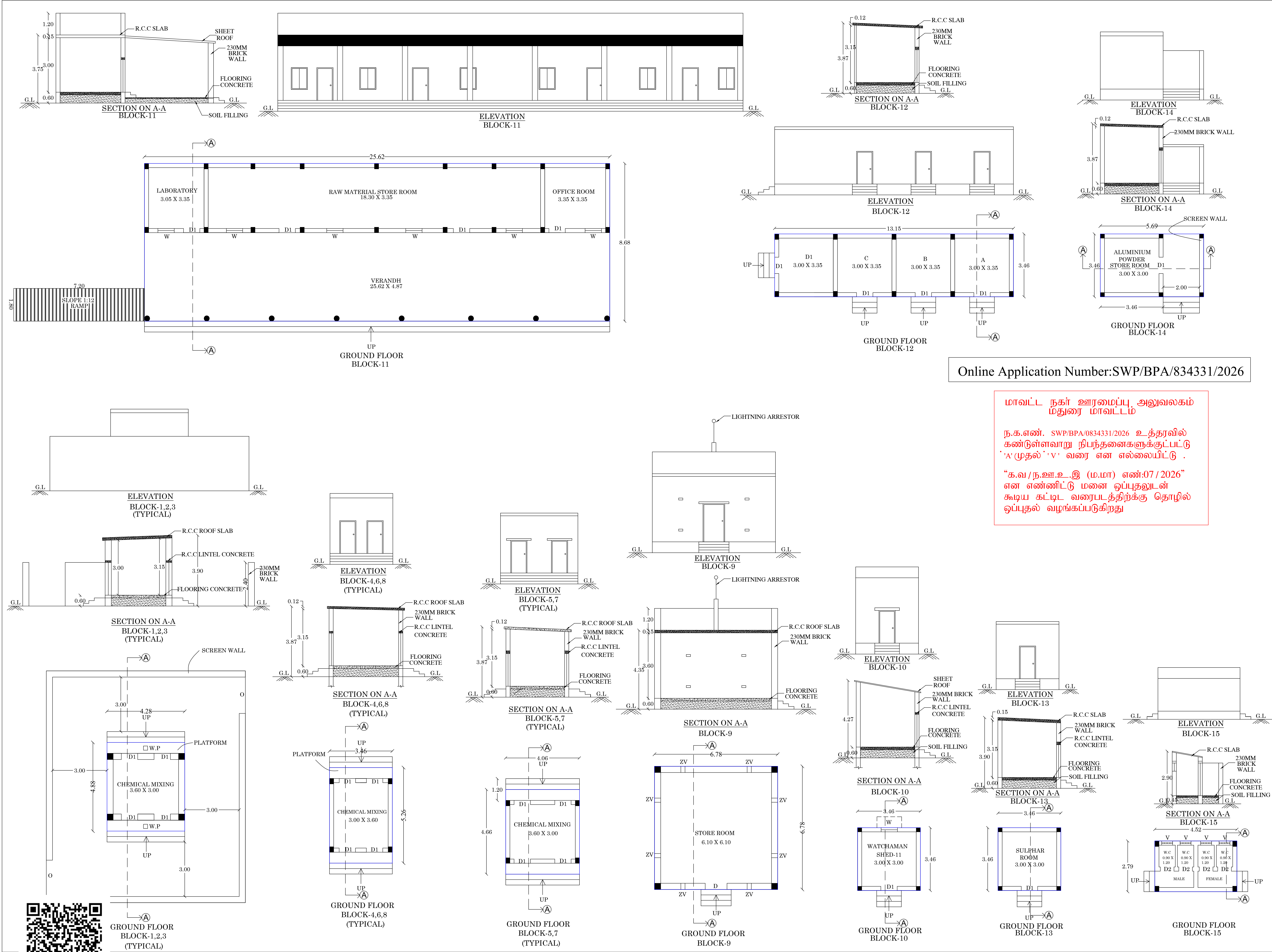
Building Plan

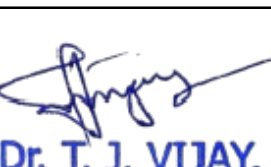
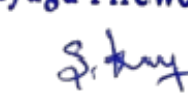
ISSUING AUTHORITY

DTCP

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.



		SHEET NO:02	
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)	-	20.89	20.89
AREA OF THE GROUND FLOOR			
BLOCK 2 (CHEMICAL FILLING SHED)	-	20.89	20.89
AREA OF THE GROUND FLOOR			
BLOCK 3 (FUSE CUTTING SHED)	-	20.89	20.89
AREA OF THE GROUND FLOOR			
BLOCK 4 (MANUFACTURING & FINISHING SHED)	-	18.20	18.20
AREA OF THE GROUND FLOOR			
BLOCK 5 (MANUFACTURING & FINISHING SHED)	-	18.92	18.92
AREA OF THE GROUND FLOOR			
BLOCK 6 (FUSE DIPPING SHED)	-	18.20	18.20
AREA OF THE GROUND FLOOR			
BLOCK 7 (FUSE OVER PASTING AND WRAPPING SHED)	-	18.92	18.92
AREA OF THE GROUND FLOOR			
BLOCK 8 (FUSE OVER PASTING AND WRAPPING SHED)	-	18.20	18.20
AREA OF THE GROUND FLOOR			
BLOCK 9 (STORE ROOM)	-	45.97	45.97
AREA OF THE GROUND FLOOR			
BLOCK 10 (WATCHMAN SHED)	-	11.97	11.97
AREA OF THE GROUND FLOOR			
BLOCK 11 (OFFICE ROOM AND MATERIAL)	-	222.38	222.38
AREA OF THE GROUND FLOOR			
BLOCK 12 (INGREDIAANTS SHED)	-	45.50	45.50
AREA OF THE GROUND FLOOR			
BLOCK 13 (SULPHUR SHED)	-	11.97	11.97
AREA OF THE GROUND FLOOR			
BLOCK 14 (ALUMINUM POWDER SHED)	-	19.69	19.69
AREA OF THE GROUND FLOOR			
BLOCK 15 (LATRINE)	-	12.61	12.61
AREA OF THE GROUND FLOOR			
Total Area	-	525.20	525.20
SANITATION REQUIREMENTS			
S.no	SANITARY DETAILS	DETAILS	Male Person 20 persons REQUIRED PROVIDER/RECEIVER/PROVIDED (for San) (for Hot) (for Cold)
1.	WATER CLOSET	1-15 persons 3 for Persons	02 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			
 Dr. T. J. VIJAY, M.E (Struct Eng), P.D (Struct Eng), M.E, Eng (Indul), Reg. No.: RSE/G-1001/Kanur/January/2024, Civil Structural Engineer (RSE Grade-I), Cell: 9349791924.		 RAMESH ASSOCIATES Architects & Engineers A. RAJESHWAR, B.Arch, B.E., Licensed Engineer Thiruvananthapuram & Thirupattur Reg.No: 1510102 HE-GR-0402025-DTC/Chennai Near P.B.C. Dept., Kallakudi Pin: 605007-1165	
STRUCTURAL ENGINEER		CONSTRUCTION ENGINEER	
 M. A. ABDUL GANI, M.Arch., Reg. No.: CA/2013/61536 SARKAR ARCHITECTS 1-A, Kuruvikaran Salai, Madurai-625 001 E-Mail: architectgani@sarkararchitects.com GSTIN: 33BEEP9653N 129		For Sakthi Vinayaga Fireworks   Partner	
ARCHITECT		APPLICANT	

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 = $\frac{525.20}{42573.54} = 0.012 < 2.00$

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

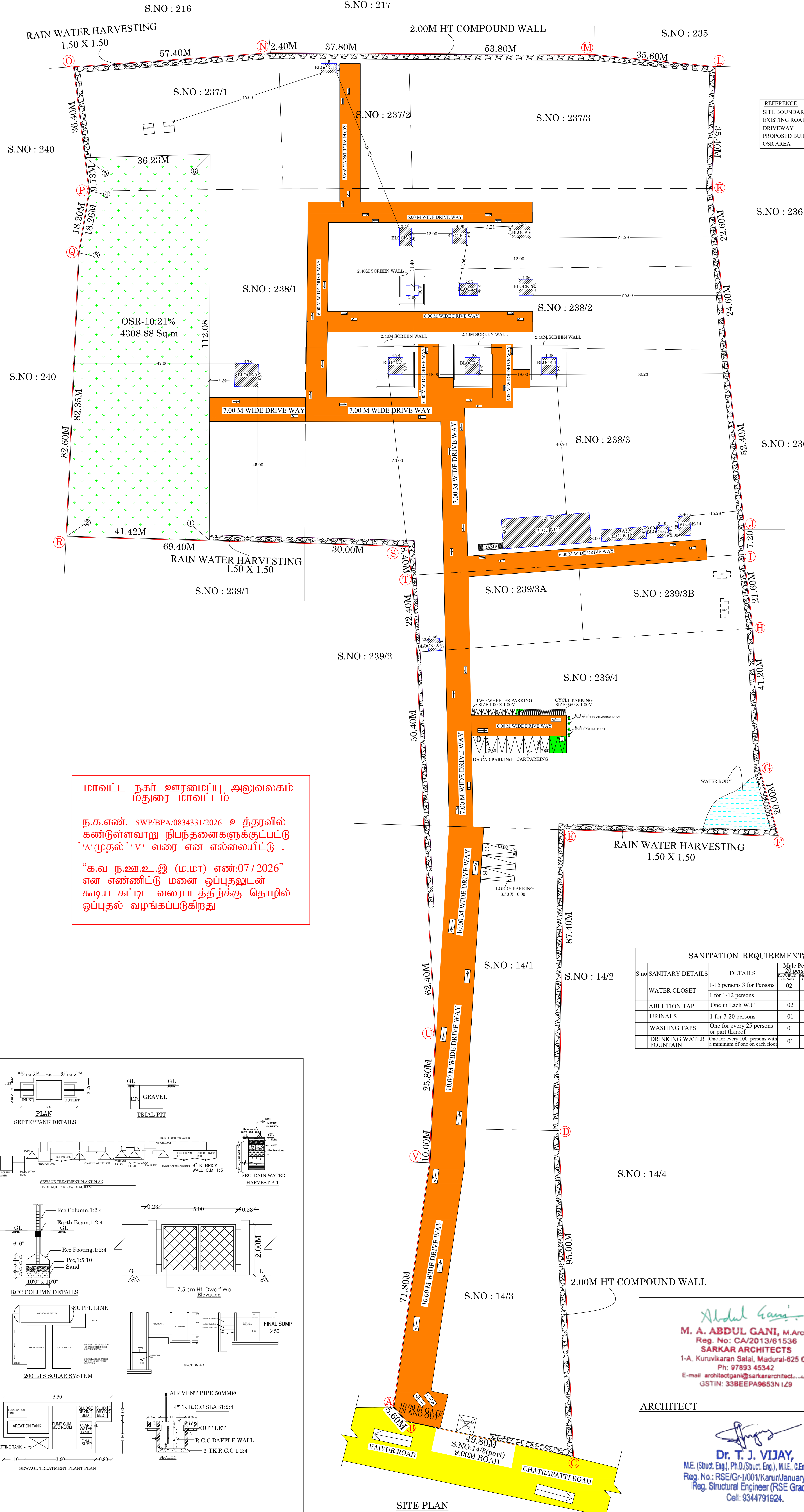
No of Working Persons : 20Nos

MECHANICAL VENTILATION TO BE PROVIDED

OFFICE USE

SANITATION REQUIREMENTS

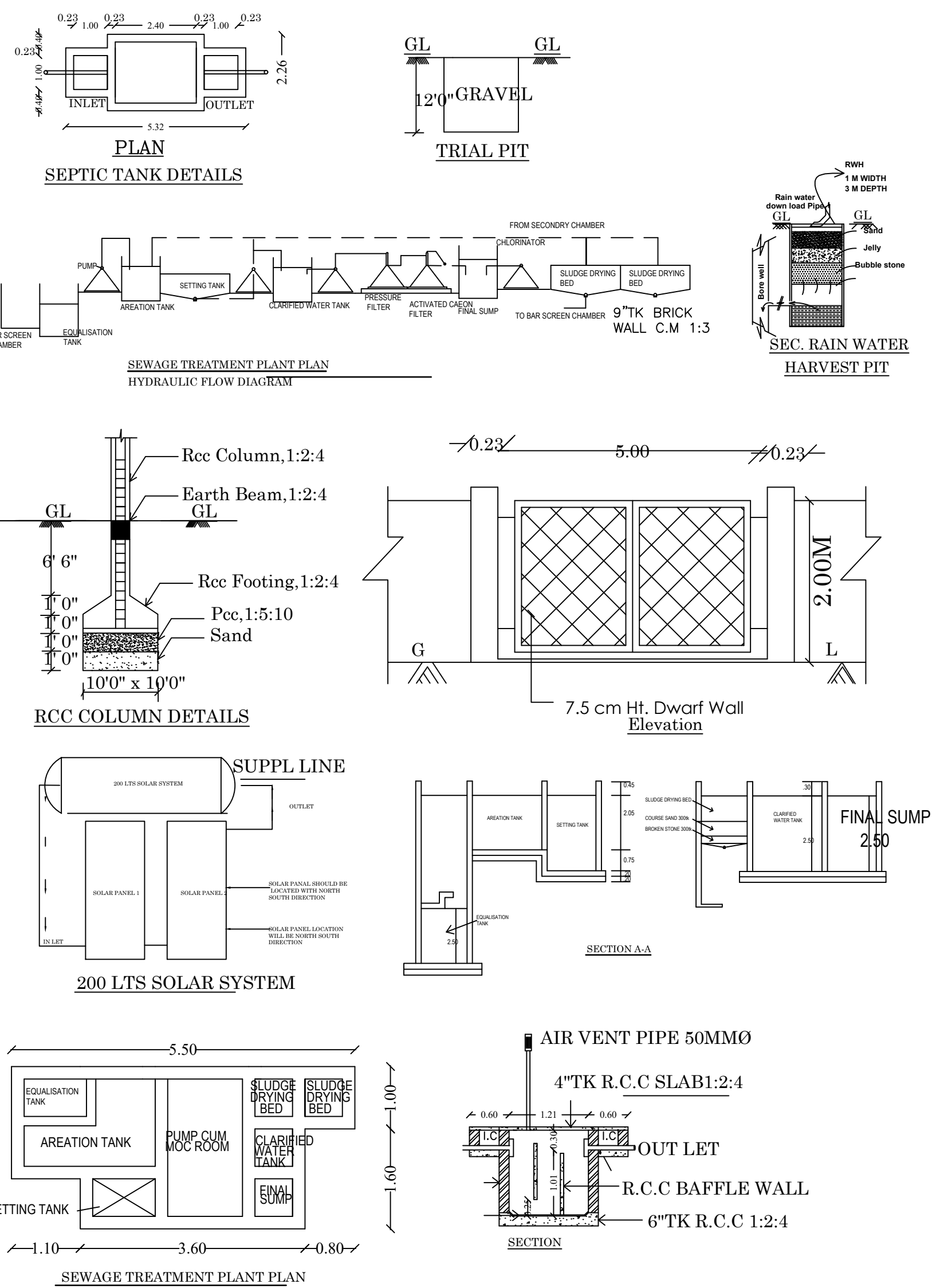
S.no	SANITARY DETAILS	DETAILS	Male Person 20 persons	Female Person 20 persons
	WATER CLOSET	1-15 persons 3 for Persons 1 for 1-12 persons	02 02	- 01 02
	ABLUTION TAP	One in Each W.C	02 02	01 02
	URINALS	1 for 7-20 persons	01 01	- 01 01
	WASHING TAPS	One for every 25 persons or part thereof	01 01	01 01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



மாவட்ட நகர் ஊராமைப்பு அலுவலகம்
மதுரை மாவட்டம்

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

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



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@sarkararchitects.com
GSTIN: 33BEEPA9653N1Z9

ARCHITECT

Dr. T. J. VIJAY,
M.E. (Struct. Eng.), Ph.D. (Struct. Eng.), M.I.E., C.Eng. (India),
Reg. No.: RSE/G-1/001/Kanur/January/2024.,
Reg. Structural Engineer (RSE Grade-I),
Cell: 9344791924.

STRUCTURAL ENGINEER

A. Rajeswari
RASSI ASSOCIATES
Architects & Engineers
A. RAJESWARI, S.Tech. (Arch.),
Licensed Engineer
Thirumangalam & T.Kallupatti
Reg.No: 101/2024,
RE-GR-04/02/2025,DTCP/Madurai
Plot No.87, M.R.Nagar,
Near P.R.C. Depot, T.Kallupatti
Ph: 99949 07805

CONSTRUCTION ENGINEER

For Sakthi Vinayaga Fireworks
A. Rajeswari
Partner

APPLICANT

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.

