PP APPROVAL RECORD

Planning Permission

Survey 222/3C and 7 more

Kootudankadu

Thoothukkudi 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.

Drawing No. 1 of 1

REVISED PLAN SHOWING THE REVISION OF ALREADY APPROVED EXISTING INDUSTRIAL BUILDINGS INVOLVING INCREASE IN FSI AREA FROM 3881.985 SQM TO 5780.28 SQM AND PROPOSAL FOR CONSTRUCTION OF (A) ADDITIONAL INDUSTRIAL BUILDING WITH FSI AREA OF 1774.455 SQM (CASTING OF CASTING IRON PIPE FITTINGS AND COUNTINGS MANUFACTURING PLANT, GRANARY & OUTREN TOTAL PROPOSED FSI AREA OF 2 X 2425 SQM WITH 2 NOS 2 KW/HTS (1.000 HP) ELECTRIC MOTORS TO RUN THE PLANT AND GENERATOR, MEASURED AT SITE AND BEING IN S. NO(S). 2320/2, 2320/3, 2320/4, 2320/5, 2320/6, 2320/7, 2320/8 & 2321 AT AVITTIYANKOTTAI TALUKA AND PACHIYAPPAN THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT : M/s.PROVIDENT NON-FERROUS PRIVATE LIMITED. SCALE : 1:100

Authorised Signatory

AS PER TNCDBR, 2019 G.O.(Ms).No.154, IUD&H(1) DEPT., DATED:30.09.2019

S.NO. 29) FERROUS AND NON-FERROUS METAL EXTRACTION INVOLVING DIFFERENT FURNACES THROUGH MELTING, REFINING, RE-PROCESSING, CASTING AND ALLOY MAKING- SECONDARY PRODUCTION OF FERROUS AND NON FERROUS METALS (EXCLUDING LEAD) UPTO 1 MTAP PRODUCTION.

AREA STATEMENT

BLOCK NAME	FLOOR NAME	BUA
PROCESSING HALL PACKING & DESPATCH HALL	GROUND FLOOR	4870.840
LABOUR QUARTERS	GROUND FLOOR	495.600
WATCH MAN BOOTH	GROUND FLOOR	10.200
PAYMENT ROOM	GROUND FLOOR	5.670
HEIGHT OF BUILDING		11.0 M

FRONT ELEVATION (PROCESSING HALL)

SECTION ON 'A-A' (PROCESSING HALL)

FRONT ELEVATION LABOUR QUARTERS

GROUND FLOOR PLAN LABOUR QUARTERS BLOCK - 2

GROUND FLOOR PLAN (PROCESSING HALL) BLOCK-1

SECTION ON 'BB'

SECTION ON 'CC'

GROUND FLOOR PLAN (Watchman Booth) BLOCK-3

GROUND FLOOR PLAN (Power Room) BLOCK-4

SECTION ON 'DD'

SECTION ON 'EE' (Power Room)

WORKING DETAILS

BS - ROLLING SHUTTER ...	3.66 X 3.05
BS1 - ROLLING SHUTTER ...	3.81 X 3.05
D - DOOR	1.20 X 2.10
D1 - DOOR	0.76 X 2.10
G - OPENING	1.98 X 1.20
G1 - OPENING	0.91 X 1.20
W - WINDOW	1.52 X 1.20
W1 - WINDOW	1.52 X 1.20

APPLICANT

M/s.PROVIDENT NON-FERROUS PRIVATE LIMITED.
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REGISTERED VALUER

REVISED PLAN SHOWING THE REVISION OF ALREADY APPROVED EXISTING INDUSTRIAL BUILDINGS INVOLVING INCREASE IN FSI AREA FROM 3661.069 SQM TO 5768.06 SQM AND PROPOSAL FOR CONSTRUCTION OF AN ADDITIONAL INDUSTRIAL BUILDING WITH FSI AREA OF 3776.456 SQM [CASTING OF DUCTILE IRON PIPE FITTINGS AND COUPLINGS MANUFACTURING PLANT (ORANGE INDUSTRIES)] TOTAL PROPOSED FSI AREA OF 9,554.516 SQM WITH 2,300 K.WATTS (3,082 HP) ELECTRIC MOTORS TO RUN THE PLANT AND GENERATOR WITH 500 KVA (STAND BY) IN RS.NOS. 222/3C, 222/4C,222/5,222/6,223/6C, 223/7C & 225/1 AT KUTTUTANKADU VILLAGE AND PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT - **M/s.GROVJOINT INDIA PIPE FITTINGS PRIVATE LIMITED.**

SCALE : 1:100

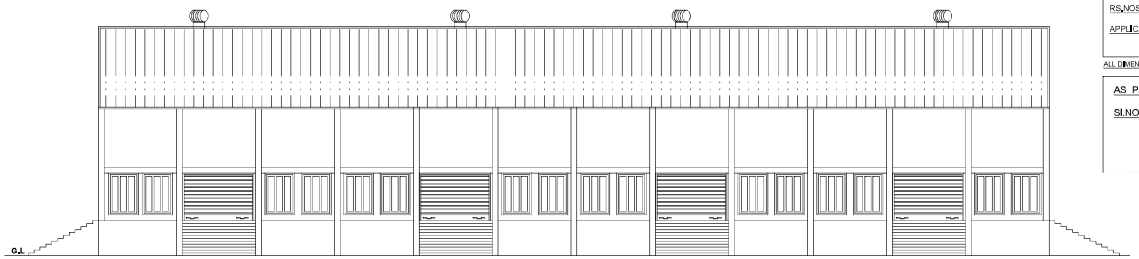
ALL DIMENSIONS IN METRE

AS PER TNCDBR 2019 G.O.(Ms).NO.154 [UD4(1)] DEPT, Dt.07.10.2025,

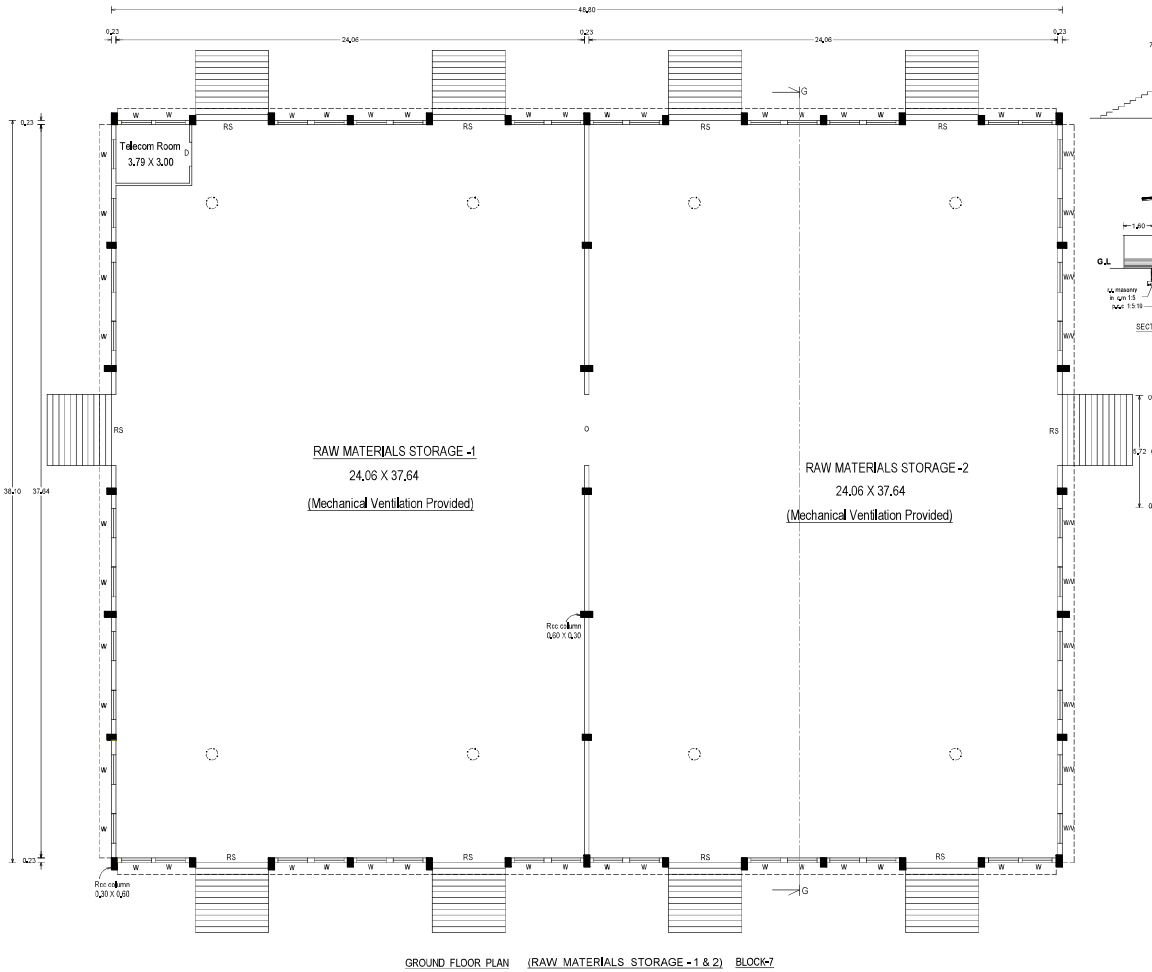
Sl.NO. 28) FERROUS AND NON-FERROUS METAL EXTRACTION INVOLVING DIFFERENT FURNACES THROUGH MELTING, REFINING, RE-PROCESSING, CASTING AND ALLOY MAKING - SECONDARY PRODUCTION OF FERROUS AND NON FERROUS METALS (EXCLUDING LEAD) UPTO 1 MT/Hr PRODUCTION.

AREA STATEMENT

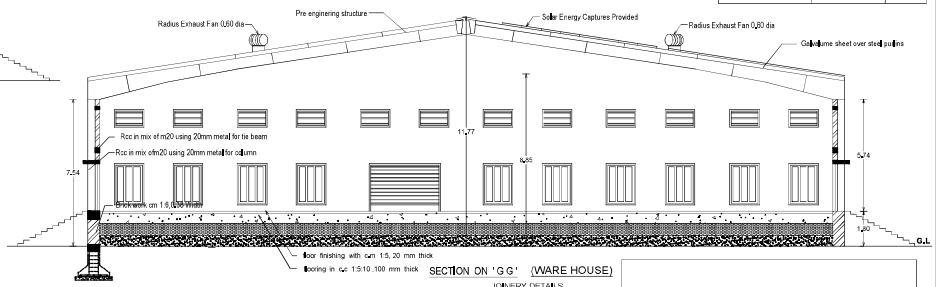
BLOCK NAME	FLOOR NAME	SQ.M
RAW MATERIALS STORAGE 1 & 2	GROUND FLOOR	1858.280
CANTEEN	GROUND FLOOR	231.000
MALE TOILET BLOCK	GROUND FLOOR	65.780
FEMALE TOILET BLOCK	GROUND FLOOR	34.270



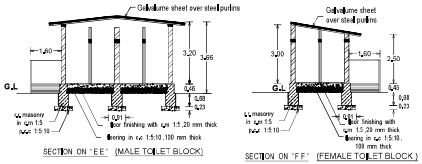
FRONT ELEVATION (WAREHOUSE)



GROUND FLOOR PLAN (RAW MATERIALS STORAGE - 1 & 2) BLOCK-7



SECTION ON 'G G' (WARE HOUSE)



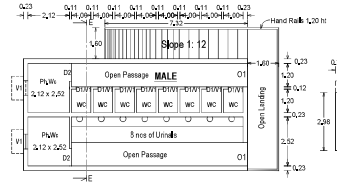
SECTION ON 'E E' (MALE TOILET BLOCK)

SECTION ON 'F F' (FEMALE TOILET BLOCK)

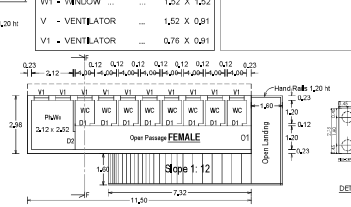
JOINERY DETAILS

RS - ROLLING SHUTTER	...	...	3,66 X 3,05
RS1 - ROLLING SHUTTER	...	...	2,51 X 3,05
D - DOOR	...	...	1,22 X 2,13
D1 - DOOR	...	...	0,76 X 2,13
D2 - DOOR	...	...	0,91 X 2,13
O - OPENING	...	...	3,66 X 3,05
O1 - OPENING	...	...	0,91 X 3,05
W - WINDOW	...	...	1,52 X 2,13
W1 - WINDOW	...	...	1,52 X 1,52
V - VENTILATOR	...	...	1,52 X 0,91
V1 - VENTILATOR	...	...	0,76 X 0,91

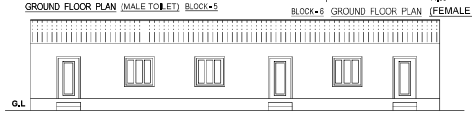
OFFICE USE



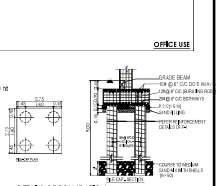
GROUND FLOOR PLAN (MALE TOILET) BLOCK-5



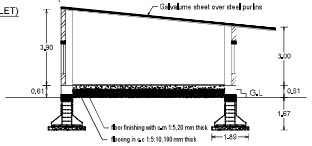
BLOCK-6 GROUND FLOOR PLAN (FEMALE TOILET)



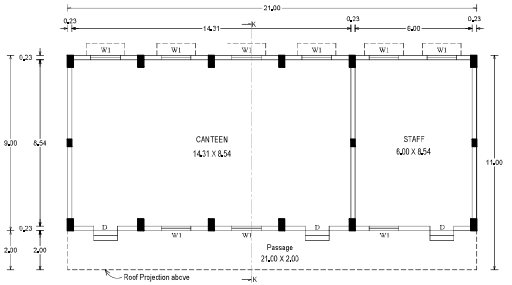
FRONT ELEVATION (CANTEEN)



DETAILS OF FOUNDATION



SECTION ON 'KK' (CANTEEN)



GROUND FLOOR PLAN-CANTEEN BLOCK-9

Mrs. GROVJOINT INDIA PIPE FITTINGS PRIVATE LIMITED
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APPLICANT

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REGISTERED ARCHITECT

REVISED PLAN SHOWING THE REVISION OF ALREADY APPROVED EXISTING INDUSTRIAL BUILDINGS INVOLVING INCREASE IN FSI AREA FROM 3661.069 SQM TO 5768.06 SQM AND PROPOSAL FOR CONSTRUCTION OF AN ADDITIONAL INDUSTRIAL BUILDING WITH FSI AREA OF 3776.456 SQM [CASTING OF DUCTILE IRON PIPE FITTINGS AND COUPLINGS MANUFACTURING PLANT (ORANGE INDUSTRIES)] TOTAL PROPOSED FSI AREA OF 9,554.516 SQM WITH 2,300 K.WATTS (3,082 HP) ELECTRIC MOTORS TO RUN THE PLANT AND GENERATOR WITH 500 KVA (STAND BY) IN RS.NOS. 222/3C, 222/4C 222/5 222/6 223/6C, 223/7C & 225/1 AT KUTTUTANKADU VILLAGE AND PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT - **M/s.GROVJOINT INDIA PIPE FITTINGS PRIVATE LIMITED.**

SCALE : 1:100

ALL DIMENSIONS IN METRE

AS PER TNCDBR 2019 G.O.(Ms).NO.154 [UD4(1)] DEPT. Dt.07.10.2025.

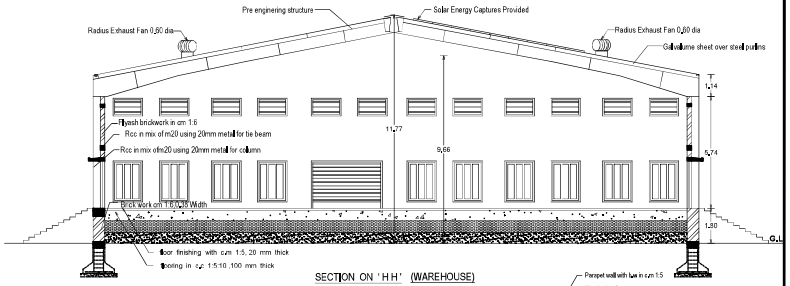
Sl.NO. 28) FERROUS AND NON-FERROUS METAL EXTRACTION INVOLVING DIFFERENT FURNACES THROUGH MELTING, REFINING, RE-PROCESSING, CASTING AND ALLOY MAKING - SECONDARY PRODUCTION OF FERROUS AND NON FERROUS METALS (EXCLUDING LEAD) UPTO 1 MT/Hr PRODUCTION.

AREA STATEMENT

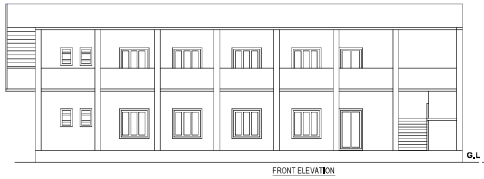
BLOCK NAME	FLOOR NAME	SQ.M
RAW MATERIALS STORAGE 3 & 4	GROUND FLOOR	1677.500
OFFICE	GROUND FLOOR	250.440
	FIRST FLOOR	250.440



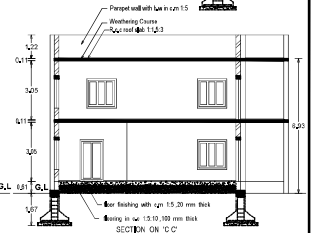
FRONT ELEVATION (WAREHOUSE)



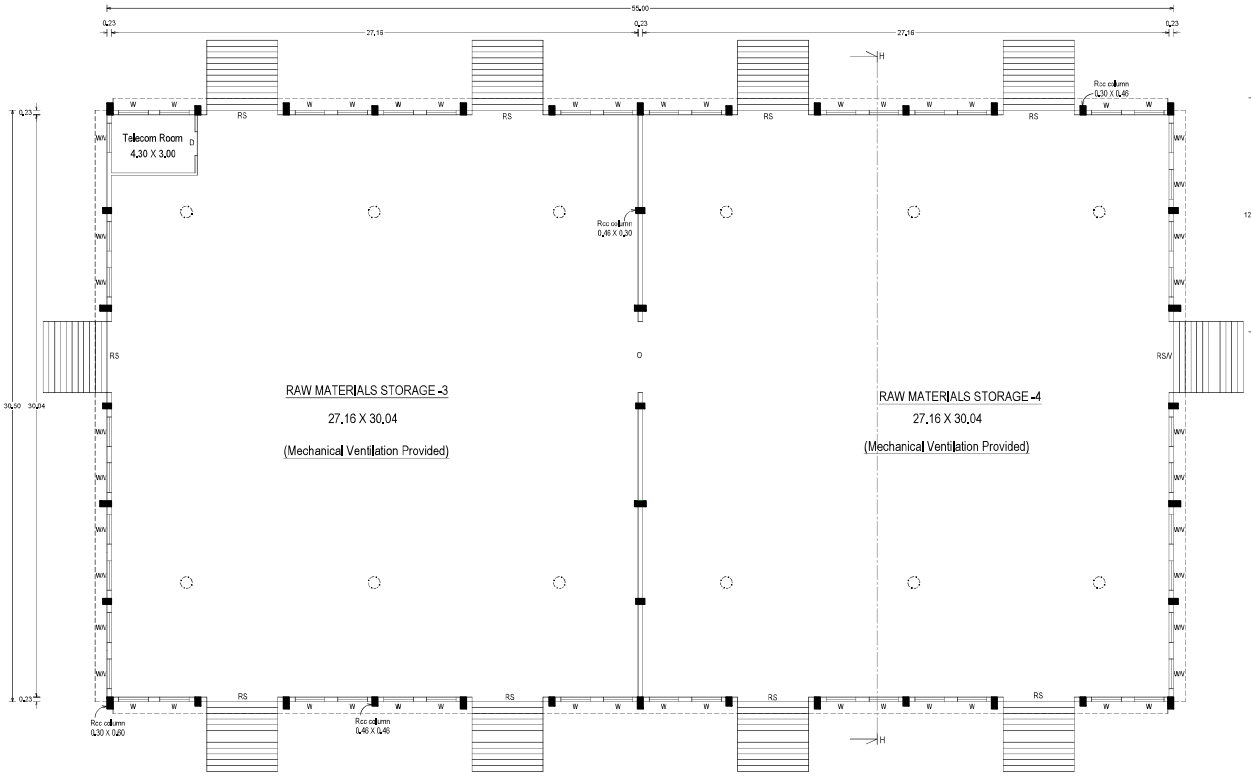
SECTION ON ' H H ' (WAREHOUSE)



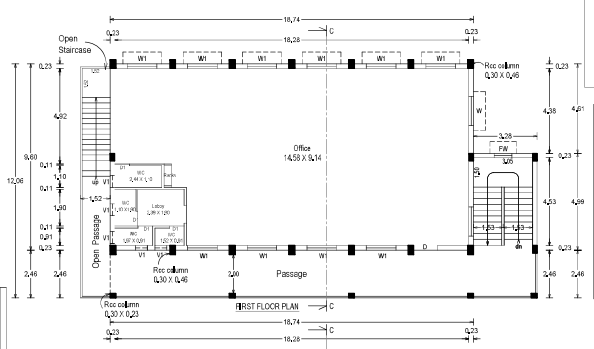
FRONT ELEVATION

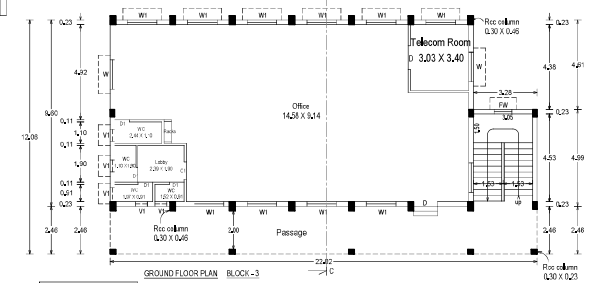


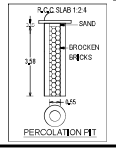
SECTION ON 'C C'



GROUND FLOOR PLAN (RAW MATERIALS STORAGE - 3 & 4) BLOCK-B









Details of staircase

OFFICE USE

JOINERY DETAILS

RS	- ROLLING SHUTTER ...	3,66	X 3,05
RS1	- ROLLING SHUTTER ...	2,51	X 3,05
D	- DOOR	1,22	X 2,13
D1	- DOOR	0,76	X 2,13
O	- OPENING	3,66	X 3,05
O1	- OPENING	0,91	X 3,05
W	- WINDOW	1,52	X 2,13
W1	- WINDOW	1,52	X 1,52
V	- VENTILATOR ...	1,52	X 0,91
V1	- VENTILATOR ...	0,76	X 0,91

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REGISTERED ENGINEER

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E-Mail: jeyachandrann@gmail.com
REGISTERED ARCHITECT

AS PER TNCDBR 2019 G.O.(Ms).NO.154 [UD4(1)] DEPT. Dt.07.10.2025.

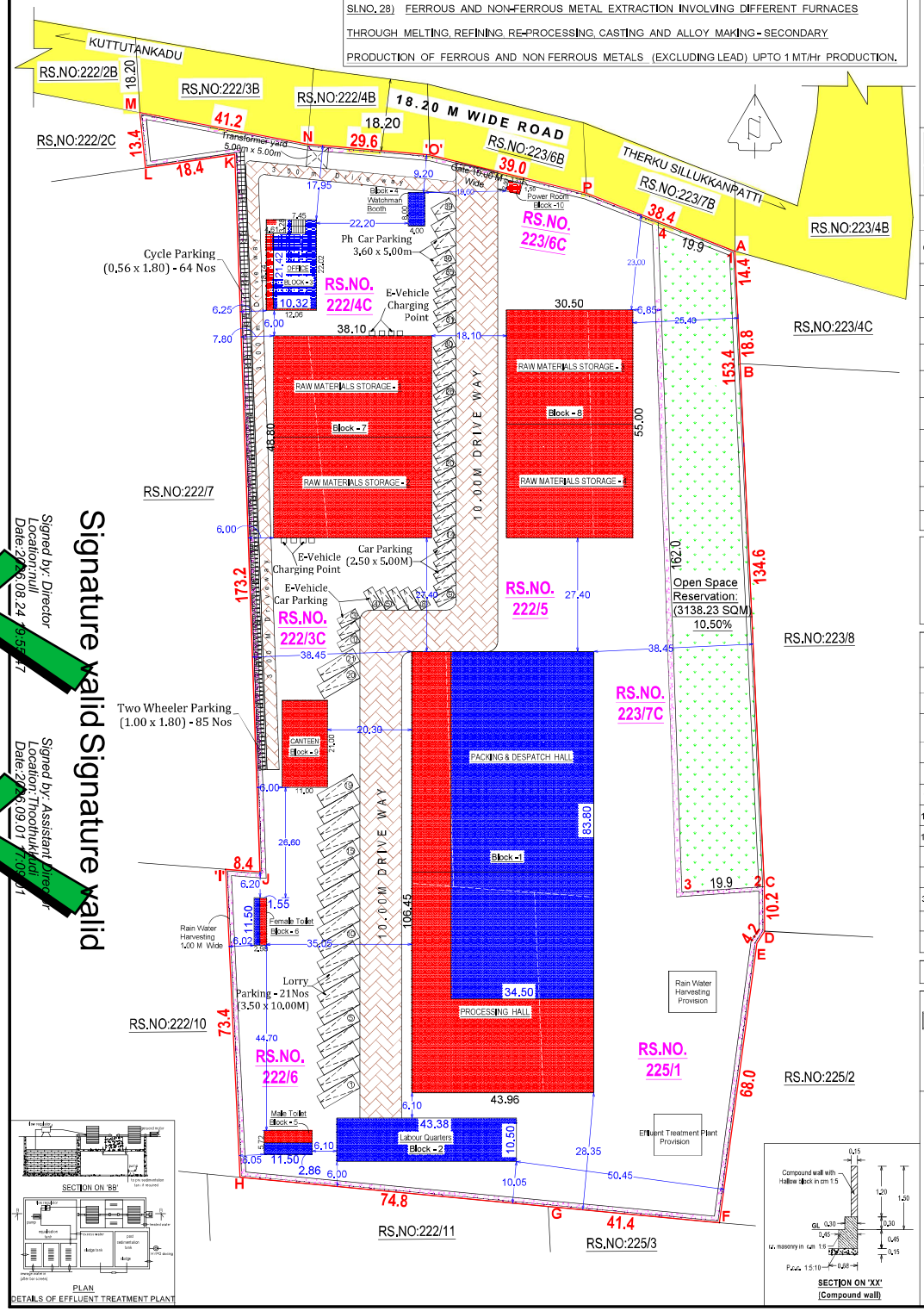
Sl.NO. 28) FERROUS AND NON-FERROUS METAL EXTRACTION INVOLVING DIFFERENT FURNACES THROUGH MELTING, REFINING RE-PROCESSING, CASTING AND ALLOY MAKING - SECONDARY PRODUCTION OF FERROUS AND NON FERROUS METALS (EXCLUDING LEAD) UPTO 1 MT/Hr PRODUCTION.

REVISED SITE PLAN SHOWING THE REVISION OF ALREADY APPROVED EXISTING INDUSTRIAL BUILDINGS INVOLVING INCREASE IN FSI AREA FROM 3661.069 SQM TO 5768.06 SQM AND PROPOSAL FOR CONSTRUCTION OF AN ADDITIONAL INDUSTRIAL BUILDING WITH FSI AREA OF 3776.458 SQM [CASTING OF DUCTILE IRON PIPE FITTINGS AND COUPLINGS MANUFACTURING PLANT (ORANGE INDUSTRIES)] TOTAL PROPOSED FSI AREA OF 9,554.516 SQM WITH 2,300 K.WATTS (3,082 HP) ELECTRIC MOTORS TO RUN THE PLANT AND GENERATOR WITH 500 KVA (STAND BY) IN RS.NOS. 222/3C, 222/4C,222/5,222/6,223/6C, 223/7C & 225/1 AT KUTTUTANKADU VILLAGE AND PANCHAYAT, THOOTHUKUDI PANCHAYAT UNION, THOOTHUKUDI TALUK, THOOTHUKUDI DISTRICT.

APPLICANT - M/s.GROVJOINT INDIA PIPE FITTINGS PRIVATE LIMITED.

SCALE : 1:500

ALL DIMENSIONS IN METRE



TOTAL FSI AREA OF ALL BLOCKS : 1,02,737 SQ.FT 9544.516 SQ.M

ALREADY APPROVED FSI AREA : 39,408 SQ.FT 3661.069 SQ.M

BLOCK NAME	FLOOR NAME	AS PER APPROVED BUILDING AREA (2023) IN SQ.M		ADDITIONAL PROPOSED BUILDING IN SQ.M		TOTAL BUILT UP AREA IN SQ.M	
		FSI	NON FSI	FSI	NON FSI	FSI	NON FSI
BLOCK - 1 (Processing Hall,Packing & Despatch Hall)	GROUND FLOOR	2891.100	-	1788.540	-	4679.640	-
BLOCK - 2 (Labour Quarters)	GROUND FLOOR	455.490	-	-	-	455.490	-
BLOCK - 3 (Office)	GROUND FLOOR	231.764	-	18.676	-	250.440	-
	FIRST FLOOR	-	-	250.440	-	250.440	-
BLOCK - 4 (Watchman Booth)	GROUND FLOOR	32.000	-	-	-	32.000	-
BLOCK - 5 (Male Toilet Block)	GROUND FLOOR	32.890	-	32.890	-	65.780	-
BLOCK - 6 (Female Toilet Block)	GROUND FLOOR	17.825	-	16.445	-	34.270	-
BLOCK - 7 (Raw Materials Storage -1 & 2)	GROUND FLOOR	-	-	1859.280	-	1859.280	-
BLOCK - 8 (Raw Materials Storage - 3 & 4)	GROUND FLOOR	-	-	1677.500	-	1677.500	-
BLOCK - 9 (Canteen)	GROUND FLOOR	-	-	231.000	-	231.000	-
BLOCK - 10 (Power Room)	GROUND FLOOR	-	-	8.676	-	8.676	-
	TOTAL AREA	3661.069	-	5883.447	-	9544.516	-

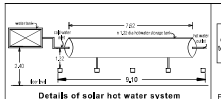
TOTAL FSI (REVISED PLAN NOW SUBMITTED) ... ... 9544.516 SQ.M

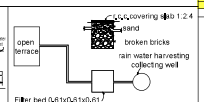
APPROVED FSI AREA ... ... (-) 3661.069 SQ.M

PROPOSED ADDITIONAL FSI AREA IN ALL BLOCKS ... 5883.447 SQ.M

SL.NO.	DETAILS OF MACHINERIES	KILO WATTS	
		EXISTING	PROPOSED
1 & 2	2Nos Furnace each with 1000 Kilo watts Electric motor	2000	-
3	Sand plant with kilo watts Electric motor	50	-
4 & 5	2Nos Sand Moulding Machine each with 15 Kilo watts Electric motor	30	-
6 To 9	4Nos Lathe Machine each with 4 Kilo watts Electric motor	16	-
10 & 11	2Nos Drilling Machine each with 3 Kilo watts Electric motor	06	-
12 & 13	2Nos Punching Machine each with 3 Kilo watts Electric motor	06	-
14 To 17	4Nos Threading Machine each with 3 Kilo watts Electric motor	12	-
18 To 27	10Nos Grinding Machine each with 3 Kilo watts Electric motor	30	-
28	Sand Blasting Machine with kilo watts Electric motor	25	-
29	Fettling machine with kilo watts Electric motor	20	-
30 To 35	6Nos Gasket Moulding Machine each with 15 Kilo watts Electric motor	90	-
36	Gasket mixing machine with kilo watts Electric motor	15	-
	TOTAL KILO WATTS OF ALL MACHINERIES	2,300 (3,082 HP)	

GENERATOR (STAND BY)	500 KVA





AREA STATEMENT	
SITE AREA	Sq.m
AS PER PATTA (7 Acre 38.49 Cents)	29886.000

AS PER PATTA	
Survey No's	Extent in Sqm
222/3C	4446.00
222/4C	3350.00
222/5	5650.00
222/6	5400.00
223/6C	826.00
223/7C	6816.00
225/1	3500.00

TECHNICAL CLEARANCE ISSUED BY ASSISTANT DIRECTOR, DISTRICT TOWN AND COUNTRY PLANNING OFFICE THOOTHUKUDI PROCEEDINGS (ROC.NO.SWP/BPA/0016865/2023) SWP/ THOOTHUKUDI/BPA/AD/DTCP/NO.26/2023.

SANITARY DETAILS

TOTAL NUMBER OF WORKERS - 26		MALE - 13		FEMALE - 13		TOTAL	
		REQUIRED		PROVIDED		REQUIRED	PROVIDED
S.NO	SANITARY UNIT	MALE	FEMALE	MALE	FEMALE		
1	Water Closet (including ph.wc.'s: 2 nos)	2	2	10	9	4	19
2	Ablution Taps	2	2	10	9	4	19
3	Urinals	1	–	8	–	1	8
4	Wash Basin	2		5		2	5
5	Drinking Water Fountain	2		5		2	5
6	Emergency Shower And Eye Wash Fountain	2		5		2	5

Floor Space Index = Total FSI Area in all floors / Site Area = 9544.516 / 29886.000 = 0.32 < 2.00

NUMBER OF WORKERS 26

COLOUR INDEX:

- APPLICANT SITE BOUNDARY
- PROPOSAL BULDING
- EXISTING BULIDING
- DRIVE WAY
- OPEN SPACE RESERVATION (3138.23 sqm/10.50%)
- EXISTING ROAD

PARKING TYPE		REQUIRED	PROVIDED
LORRY 3.50 X 10.00	Block - 1	07	21
	Block - 7	07	
	Block - 8	06	
	Total	20	
CAR 2.50 X 5.00	Block - 3	04	1 to 4 =>EV Parking 36 to 39 => Ph Car Parking Total = 39
PH.CAR 3.60 X 5.00			
TWO WHEELER 1.00 X 1.80	Block - 1	63	1 to 9 =>EV Parking 77 to 85 => Ph Two Wheeler Parking Total = 85
CYCLE 0.56 X 1.80	Block - 1	63	64

M/s. GROVJOINT INDIA PIPE FITTINGS PRIVATE LIMITED
DIRECTOR
APPLICANT

R.SARAVANAN, BCE.,
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Reg No. RCE/TKDTCP/February/01/2024
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REGISTERED CONSTRUCTION ENGINEER

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II-nd Street West,Tuticorin - 628 008
Ph:91 86518 21999,
REGISTERED STRUCTURAL ENGINEER

S.BALA SHANMUGA SUNDARAM., M.Tech.,
Registered Geotech Engineer (RGE),
Reg No: RGE/TVL/01/2025
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15-A, Bharathar Street
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Mobile No: 9488655602
E-Mail: bala.geotech1@gmail.com
REGISTERED GEOTECH ENGINEER

R.SARAVANAN, BCE.,
Registered Engineer Grade-III
Tuticorin Panchayat Union Reg No:TUT/2024/01
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Email ID: saravanabuilders@gmail.com
REGISTERED ENGINEER

S. JEYA CHANDRAN., B.Arch.,
Registered Architect, Grade - I
Reg. No. RA/07/TKDTCP / October 1/2023
2-A-1-4, Sivan Kovil Street,
Thoothukudi - 628 002.
Mobile no: 9597876 16699
E-Mail : jeyachandranarch@gmail.com
REGISTERED ARCHITECT

OFFICE USE

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.