PP APPROVAL RECORD

Planning Permission

Survey 133

Marudhandapalli

Krishnagiri 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™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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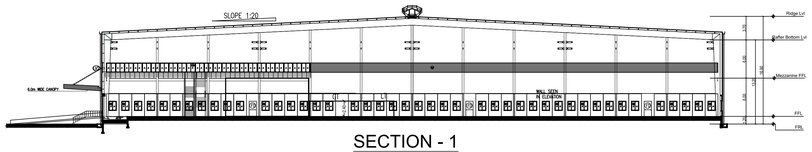
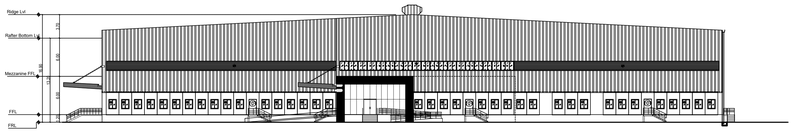
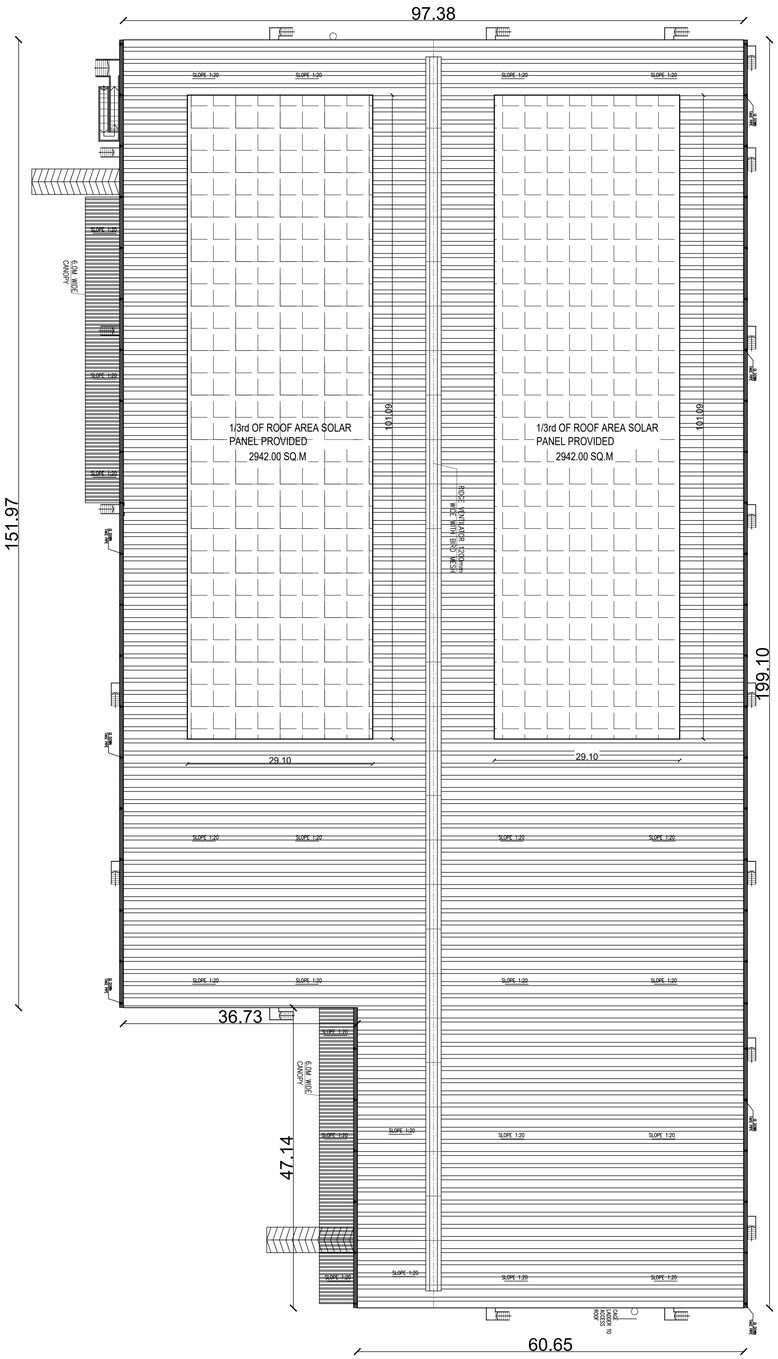


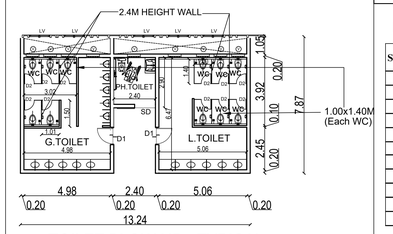
SECTION - 1



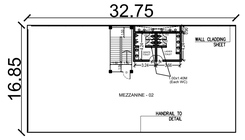
ELEVATION



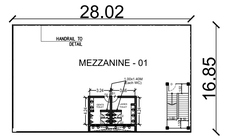
TERRACE FLOOR PLAN



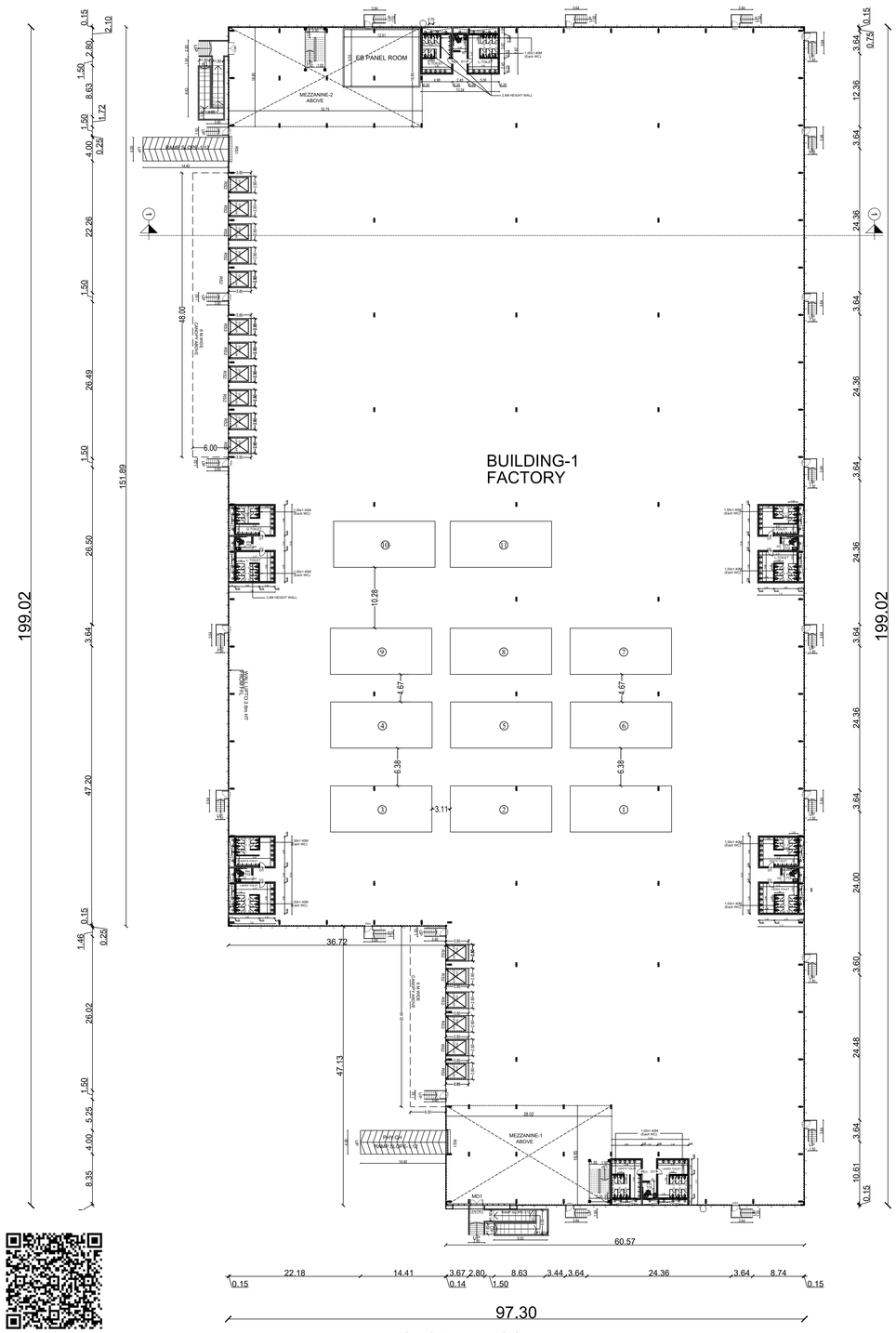
TOILET BLOW UP - TYPICAL



MEZZANINE FLOOR -2



MEZZANINE FLOOR -1



GROUND FLOOR PLAN

SITE PLAN SHOWING THE PROPOSED INDUSTRIAL SHEDS FOR "M/S .TARRAGON ASSETS (TAMIL NADU) PVT LTD" AT PLOT NOS. 144B,133,134,141, in Sf.No: 49/1pt, 50/1Apt, 1Bpt, 2Apt, 2Bpt, 51/1pt, 2, 3pt, 4pt, 5pt, 6, 7pt, 53/3, 4, 5, 6Apt, 53/6Bpt, 6Cpt, 6Dpt, 6E, 6F, 55/1Cpt, 2pt, 3pt, 57/1pt "SIPCOT INDUSTRIAL PARK SHOOLAGIRI" , MARUDHANDAPALLI VILLAGE, SHOOLAGIRI TALUK, KRISHNAGIRI DISTRICT.

North
W E
S

SANITARY DETAILS (BUILDING - 1)

	MALE (400 Nos)		FEMALE (200 Nos)	
PERSON	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	10	34	10	22
WASH BASIN	16	34	08	30
URINALS	10	34	-	-

MACHINERY LIST

S.NO	NAME OF THE MACHINERY	LOAD IN HP
1	VIBRATING FEEDER	25
2	CUTTING MACHINE	25
3	REACTOR PUMP ((DVX 65C-S316))	25
4	CHARGING MACHINE	12
5	TRANSFER CONVEYOR	10
6	EXTRACTOR CON'V	10
7	FORKLIFTS	10
8	TYRE WASHER	10
9	PLANT LIGHTING	15
10	FIRE HYDRANT SYSTEM	20
	TOTAL	162

ALL DIMENSIONS ARE IN METERS

SCHEDULE OF JOINERY

S.No.	TYPE	DESCRIPTION	SIZE (LXH) (MM)
1	MD	MAIN DOOR	2000X2400
2	MD1	MAIN DOOR	2000X2400
3	D	DOOR	1200X2100
4	D1	DOOR	900X2400
5	D2	DOOR	750X2100
6	FD1	2 HR FIRE RATED METAL DOOR	1200X2400
7	W	SLIDING WINDOW	1200X1500
8	LV	LOUVER	1200X1500
9	RS1	ROLLING SHUTTER	4000X5000
10	RS2	ROLLING SHUTTER	2400X3000
11	W1	CONTINOUS WINDOW	VARIESX1500
12	LV1	CONTINOUS LOUVER	VARIESX1500
13	V	VENTILATOR	750 X 750

APPLICANT:

FOR TARRAGON ASSETS (TAMILNADU) PRIVATE LIMITED
Mr.RAHUL RAMESH

ARCHITECT :

Karrthickrajah. K.A.V
Registered Architect
Regn.No: CA / 2020 / 126931
Contact no : 8807733678

LBS/ENGINEER:

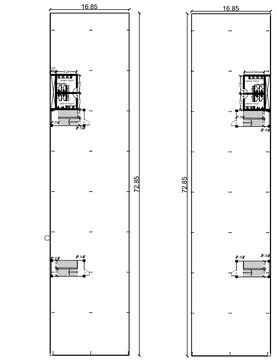
S. VIJAYAN, M.E.,
CMDA Registered Structural Consultant
CMDA : SE/GR1/2022/11/346
(erporation of Chennai Registered Structural Engineer
GRADE-1 RGN No: RSE101902023
No.68, Second Floor, R.R. High Road, Moulivakkam, Chennai-600 060.
Ph: +91 98407 43262, 98413 63910
Email : grandesmithprivatelimited@gmail.com
Email : lordsengineering01@gmail.com

TITLE : BUILDING - 1
GROUND FLOOR & ROOF PLAN
ELEVATION & SECTION

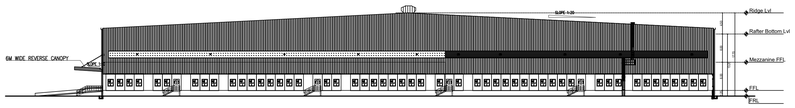
LEGEND :

PROPOSED BUILDING

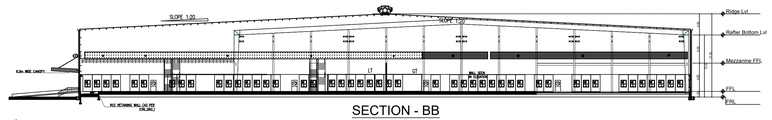
SCALE : 1:200 | SHEET : 01/04



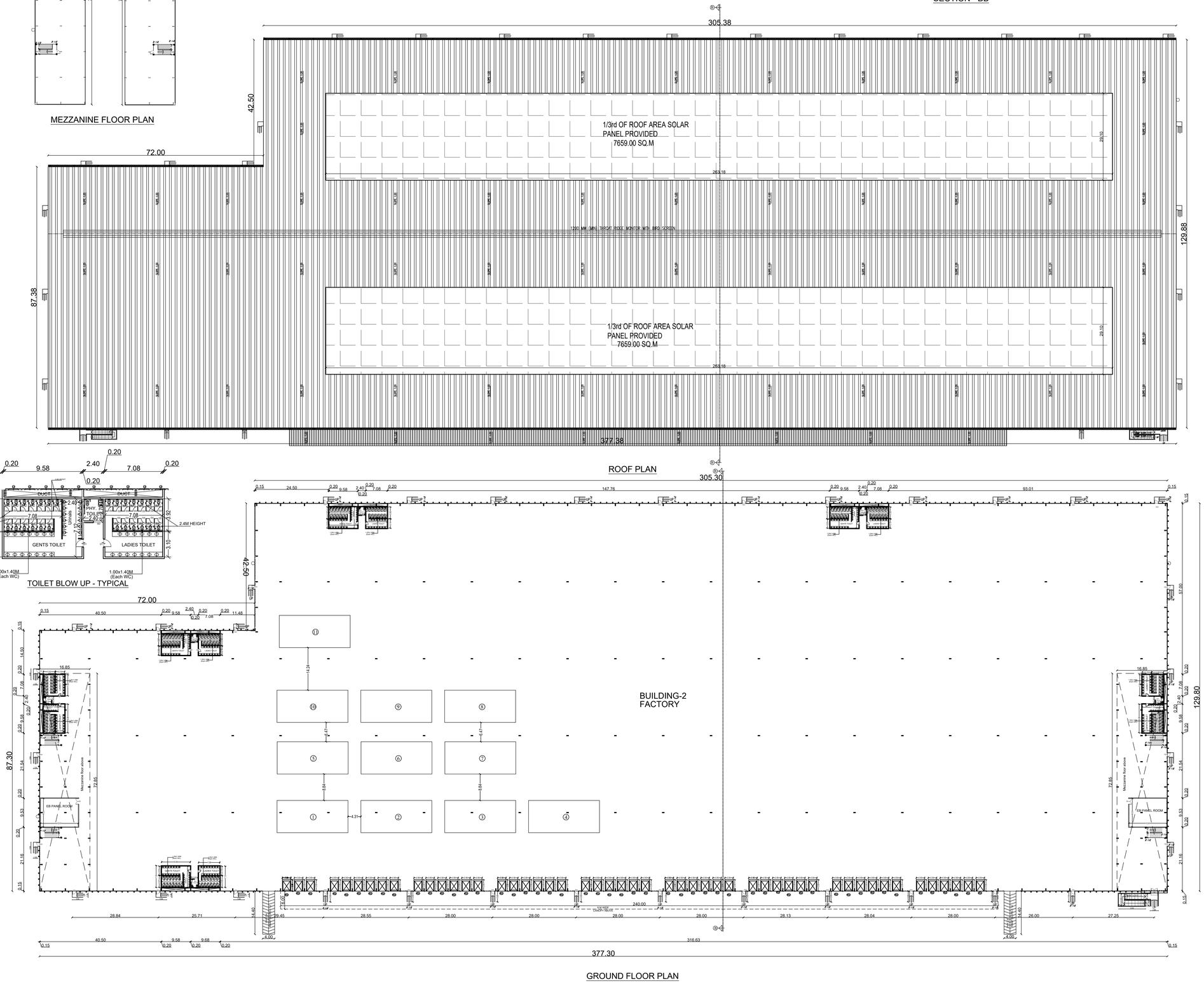
MEZZANINE FLOOR PLAN



ELEVATION



SECTION - BB



ROOF PLAN

TOILET BLOW UP - TYPICAL

GROUND FLOOR PLAN

North

W E

S

SITE PLAN SHOWING THE PROPOSED INDUSTRIAL SHEDS FOR "M/S .TARRAGON ASSETS (TAMIL NADU) PVT LTD" AT PLOT NOS. 144B,133,134,141, in Sf.No: 49/1pt, 50/1Apt, 1Bpt, 2Apt, 2Bpt, 51/1pt, 2. 3pt, 4pt, 5pt, 6, 7pt, 53/3, 4, 5, 6Apt, 53/6Bpt, 6Cpt, 6Dpt, 6E, 6F, 55/1Cpt, 2pt, 3pt, 57/1pt "SIPCOT INDUSTRIAL PARK SHOOLAGIRI" , MARUDHANDAPALLI VILLAGE, SHOOLAGIRI TALUK, KRISHNAGIRI DISTRICT.

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3	REACTOR PUMP ((DVX 65C-S316))	35
4	CHARGING MACHINE	22
5	TRANSFER CONVEYOR	13
6	EXTRACTOR CON'V	10
7	FORKLIFTS	15
8	TYRE WASHER	16
9	PLANT LIGHTING	15
10	FIRE HYDRANT SYSTEM	50
11	AIR COMPRESSOR	54
	TOTAL	**300**

SANITARY DETAILS (BUILDING - 2)

	MALE (800 Nos)		FEMALE (300 Nos)	
PERSON	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	20	82	12	82
WASH BASIN	32	88	12	76
URINALS	20	76	-	-

ALL DIMENSIONS ARE IN METERS

SCHEDULE OF JOINERY

S.No.	TYPE	DESCRIPTION	SIZE (LXH) (MM)
1	MD	MAIN DOOR	2000X2400
2	MD1	MAIN DOOR	2000X2400
3	D	DOOR	1200X2400
4	D1	DOOR	900X2400
5	D2	DOOR	750X2100
6	D3	DOOR	2000X2100
7	FD1	2 HR FIRE RATED METAL DOOR	1200X2400
8	W	SLIDING WINDOW	1200X1500
9	LV	LOUVER	1200X1500
10	RS1	ROLLING SHUTTER	4000X5000
11	RS2	ROLLING SHUTTER	2400X3000
12	W1	CONTINOUS WINDOW	VARIESX1500
13	LV1	CONTINOUS LOUVER	VARIESX1500
	V	VENTILATOR	750 X 750

APPLICANT:

FOR TARRAGON ASSETS (TAMILNADU) PRIVATE LIMITED
Mr.RAHUL RAMESH

ARCHITECT :

Karthickrajah. K.A.V
Registered Architect
Regn No: CA / 2020 / 126931
Contact no : 8807733678

LBS/ENGINEER:

S. VIJAYAN, M.E.,
CMDA Registered Structural Consultant
CMDA : SE/GR1/2022/211346
(Approved List of Chennai Registered Structural Engineer
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No.68, Second Floor, M.K. Road, Ramakalai, Chennai-600 040.
Ph: +91 98407 43282, 98413 63910
Email : grandesmithprivatelimited@gmail.com
Email : lordswinghearing01@gmail.com

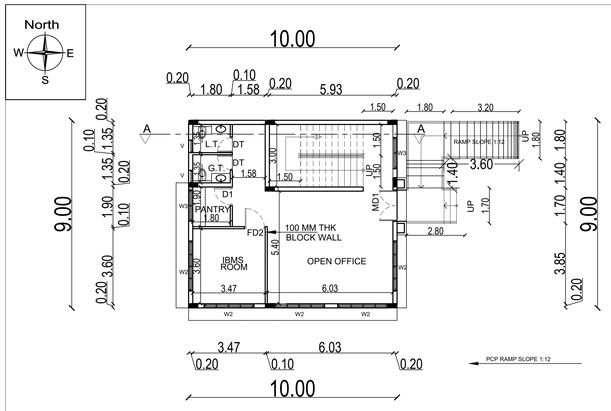
TITLE :

BUILDING - 2
GROUND FLOOR PLAN

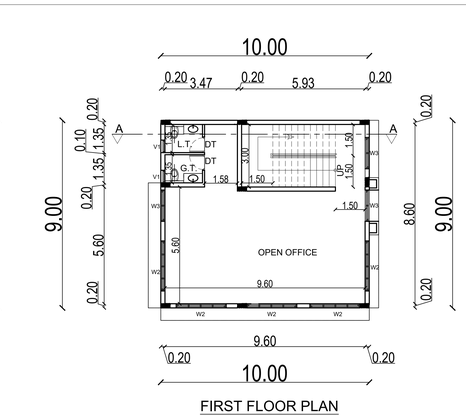
LEGEND :

PROPOSED BUILDING

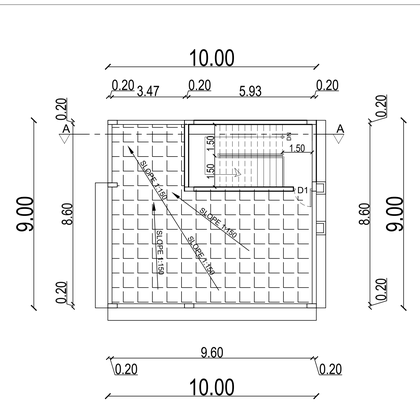
SCALE : 1:350 | SHEET : 02/04



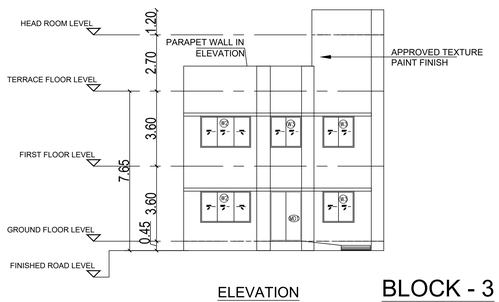
GROUND FLOOR PLAN



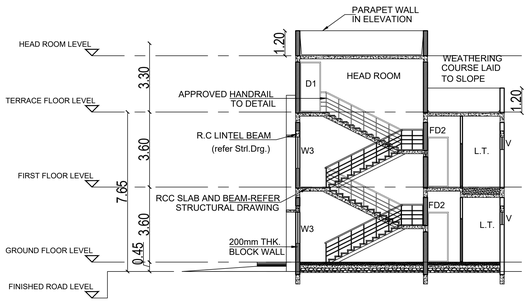
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



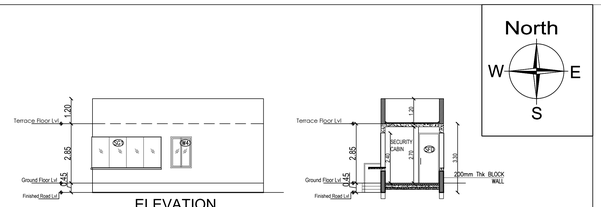
ELEVATION



SECTION A-A

BLOCK - 3
ADMIN BUILDING

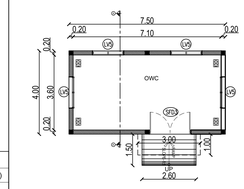
SCHEDULE OF JOINERY			
TYPE	PARTICULARS	WIDTH(m)	HT (m)
MD1	MAIN DOOR	1.50	2.40
FD2	DOOR	1.20	2.40
D1	DOOR	0.75	2.10
TD	DOOR	0.75	2.10
W2	DOOR	2.40	1.50
W3	DOOR	1.50	1.50
V1	VENTILATOR	0.60	0.60



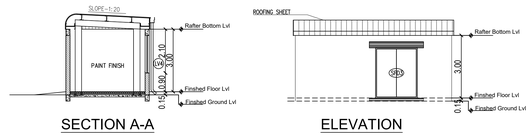
GROUND FLOOR PLAN

TERRACE FLOOR PLAN

BLOCK - 6
SECURITY ROOM DETAIL - 1 & 2



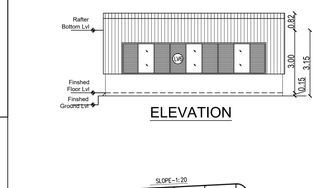
GROUND FLOOR PLAN



SECTION A-A

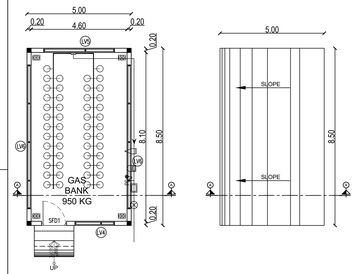
ELEVATION

BLOCK - 7
OWC BLOCK



ELEVATION

SECTION-AA

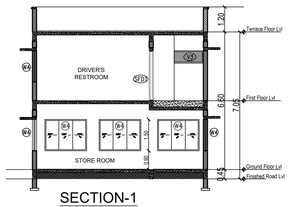


GROUND FLOOR PLAN

ROOF FLOOR PLAN

BLOCK - 8
GAS BANK - 1 & 2

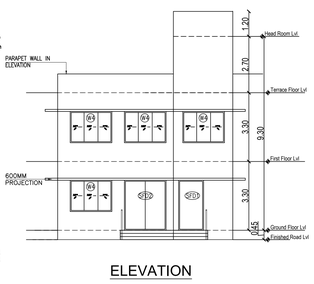
SCHEDULE OF JOINERY			
S.No	TYPE	DESCRIPTION	SIZE (LXH)
1	SFD1	METAL FLUSH SINGLE DOOR	1200X2400
2	SFD2	METAL FLUSH DOUBLE DOOR	2000X2400
3	W4	ALUMINIUM GLAZED SLIDING WINDOW	2000X1500
4	LV3	ALUMINIUM LOUVERED VENTILATOR	2000X1500
5	LV4	ALUMINIUM LOUVERED VENTILATOR	2500X1500
6	LV5	ALUMINIUM LOUVERED VENTILATOR	4000X1500
7	LV6	ALUMINIUM LOUVERED VENTILATOR	6900X1500



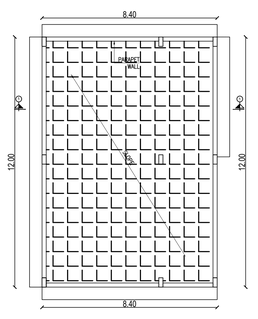
SECTION-1



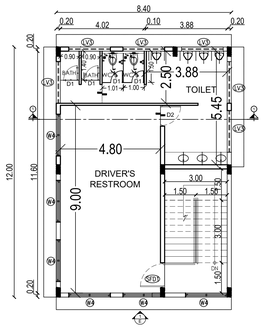
GROUND FLOOR PLAN



ELEVATION



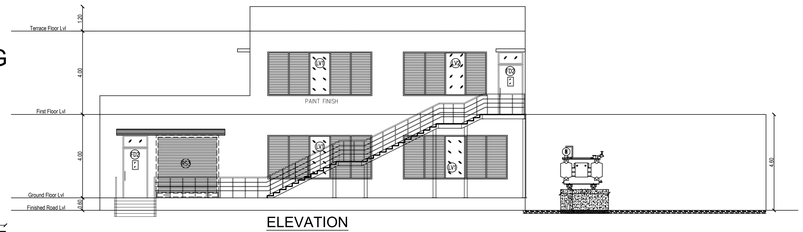
TERRACE FLOOR PLAN



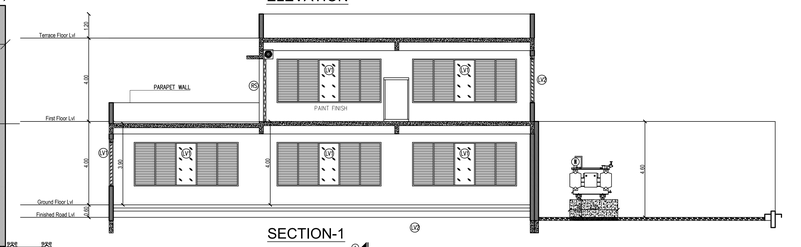
FIRST FLOOR PLAN

BLOCK - 4
DRIVERS REST ROOM & STORE ROOM DETAIL DWG

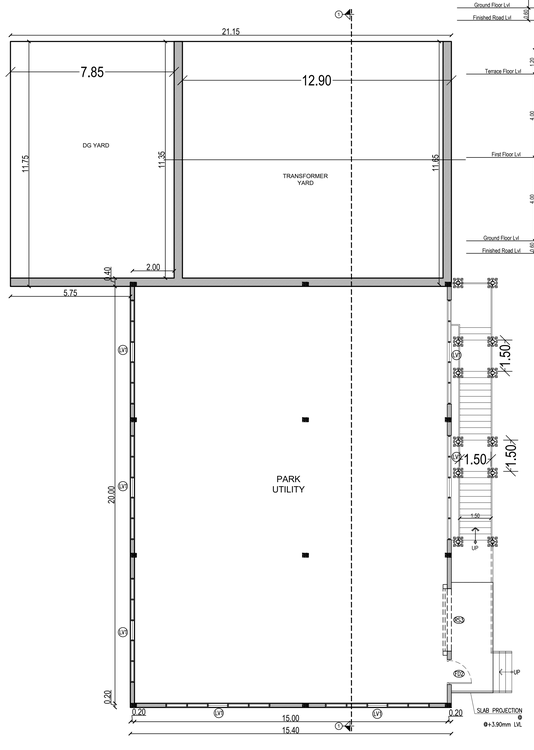
BLOCK - 5
PARK UTILITY BUILDING DETAIL DWG



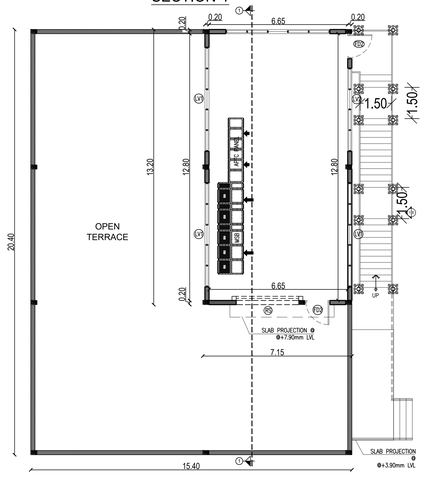
ELEVATION



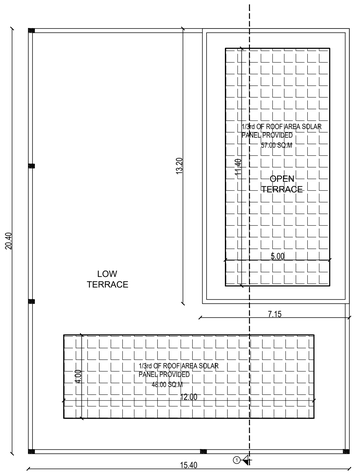
SECTION-1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

SCHEDULE OF JOINERY			
S.No	TYPE	DESCRIPTION	SIZE (LXH)
1	RS3	ROLLING SHUTTER	3000X3000
2	FD2	FIRE RATED METAL DOOR	1200X2400
3	LV1	ALUMINIUM LOUVERED VENTILATOR	5000X2100
4	LV2	ALUMINIUM LOUVERED VENTILATOR	4000X2100

SITE PLAN SHOWING THE PROPOSED INDUSTRIAL SHEDS FOR "M/S .TARRAGON ASSETS (TAMIL NADU) PVT LTD" AT PLOT NOS. 144B,133,134,141, in Sf.No: 49/1pt, 50/1Apt, 1Bpt, 2Apt, 2Bpt, 51/1pt, 2, 3pt, 4pt, 5pt, 6, 7pt, 53/3, 4, 5, 6Apt, 53/6Bpt, 6Cpt, 6Dpt, 6E, 6F, 55/1Cpt, 2pt, 3pt, 57/1pt "SIPCOT INDUSTRIAL PARK SHOOLAGIRI" , MARUDHANDAPALLI VILLAGE, SHOOLAGIRI TALUK, KRISHNAGIRI DISTRICT.

APPLICANT:

FOR TARRAGON ASSETS (TAMILNADU) PRIVATE LIMITED
Mr.RAHUL RAMESH

ARCHITECT :

Karthickrajah. K.A.V
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LBS/ENGINEER:

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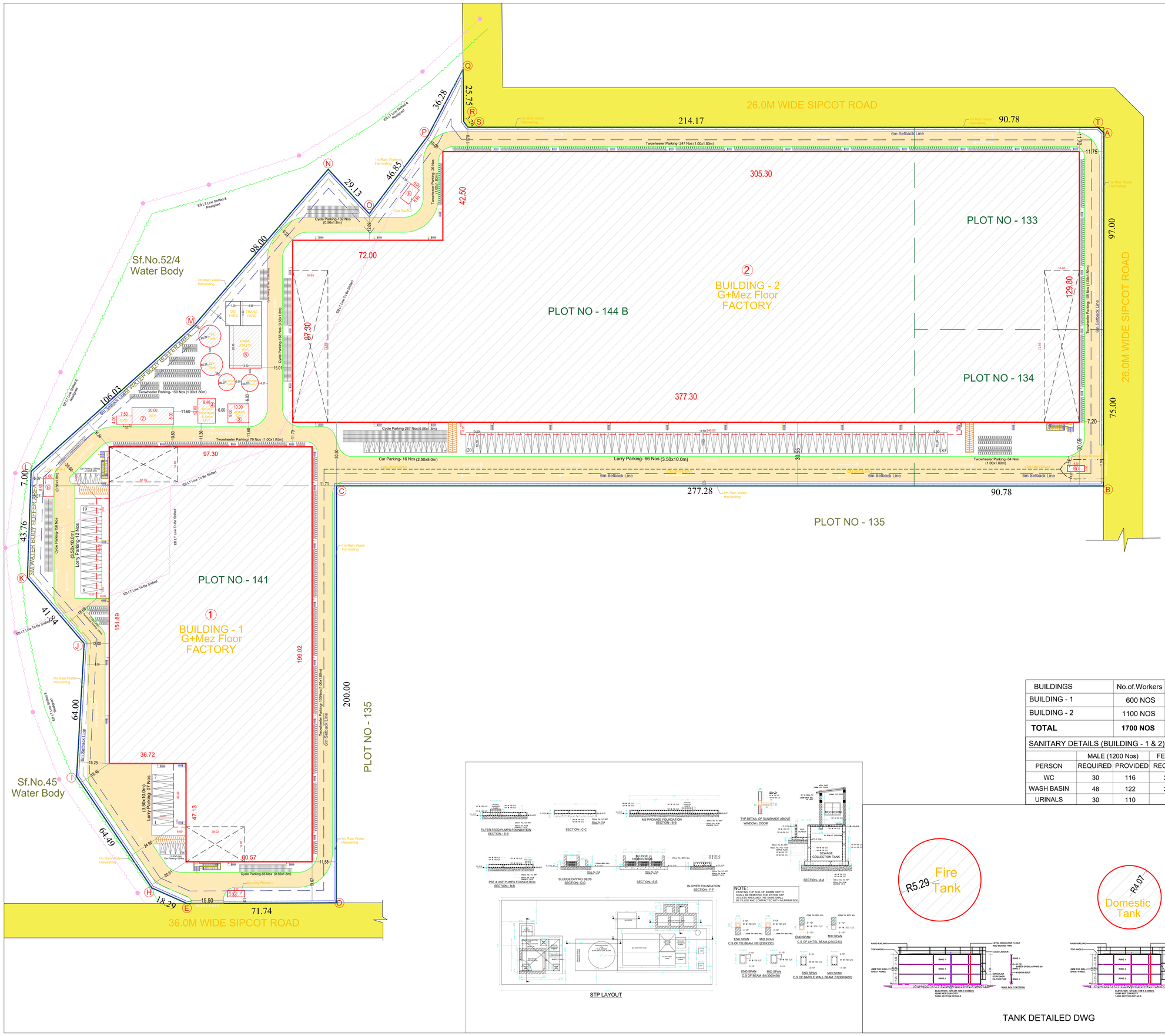
Corporation of Chennai Registered Structural Engineer
GRADE-1 RGN No: RSE101902023
No.A8, Second Floor, M.R. High Road, Mookkathal, Chennai-600 060.
Ph: +91 98407 43262, 98413 63910
Email : grandesmithprivatelimited@gmail.com
Email : lordsengineering01@gmail.com

SCALE : 1:350

SHEET : 03 / 04



North

SWP Application No: SWP/BPA/556219/2025/TCP

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Category of Industry : Red Category
Manufacturing Details : Light Engineering Assembly Unit
Revised Sipcot Layout No :143 / 2025 DATED:20.08.2025 (119/2023)

AREA STATEMENT

S.NO	DESCRIPTION		FLOORS	FSI AREA in Sqm	NON FSI AREA in Sqm	TOTAL AREA in Sqm
1	Building -1	Factory Building	Ground Floor-Factory	17,628.90	-	19,125.56
			Ground Floor-Canopy	470.92	-	
			Mezzanine Floor- 1&2 (Office)	1,025.74	-	
2	Building -2	Factory Building	Ground Floor-Factory	45,913.54	-	49,808.58
			Ground Floor-Canopy	1,440.00	-	
			Mezzanine Floor- 1&2 (Office)	2,455.04	-	
3	Building -3	Admin Building	Ground Floor	90.00	-	90.00
			First Floor	90.00	-	90.00
4	Building -4	Drivers Rest Room& Store	Ground Floor	100.80	-	100.80
			First Floor	100.80		100.80
5	Building -5	Park Utility	Ground Floor	349.42	-	349.42
			First Floor	94.38	-	94.38
		Water Tanks	Ground Floor	280.00		280.00
6	Building -6	Security Room - 1 & 2	Ground Floor =24.60 x 2 Nos	49.20	-	49.20
7	Building -7	STP & OWC	Ground Floor	190.00	-	190.00
8	Building -8	Gas Bank -1	Ground Floor	42.50	-	42.50
		Gas Bank - 2	Ground Floor	42.50		
		TOTAL AREA		70,363.74	0.00	70,363.74

Plot Extent (As per Document)	98,461.00 Sq.m (24.33 Acres)
Plot Extent (As per Site)	98,426.15 Sq.m (24.32 Acres)
FSI Achieved - 70,363.74/ 98,426.15	0.715

DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking=Workshop area / 750 Sqm 63,542.44 / 750 sqm = 84.72	85 Nos	85 Nos
Two Wheeler Parking=Workshop /75 Sqm 63,542.44 / 75 sqm = 847.2	848 Nos	850 Nos
Cycle Parking = Workshop area / 75 Sqm 63,542.44 / 75 sqm = 847.2	848 Sqm	850 Sqm
Car Parking = Office area / 150 Sqm 3,659.09/ 150 sqm = 24.39	25 Nos	26 Nos

NOTES:-

1.ALL DIMENSIONS & LEVELS ARE IN "M"

Total No Of Labours	
Gents	1200 Nos
Ladies	500 Nos

COLOUR INDEX:-

- PROPOSED BUILDING
- EXISTING ROAD
- SITE BOUNDARY
- DRIVEWAY
- LT LINE

BUILDINGS	No.of.Workers	HORSE POWER
BUILDING - 1	600 NOS	300 HP
BUILDING - 2	1100 NOS	200 HP
TOTAL	**1700 NOS**	**500 HP**

SANITARY DETAILS (BUILDING - 1 & 2)

	MALE (1200 Nos)		FEMALE (500 Nos)	
PERSON	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	30	116	22	104
WASH BASIN	48	122	20	106
URINALS	30	110	-	-

APPLICANT:

FOR TARRAGON ASSETS (TAMILNADU) PRIVATE LIMITED
Mr.RAHUL RAMESH

ARCHITECT :-

Karthickrajah. K.A.V
Registered Architect
Regn.No: CA / 2020 / 126931
Contact no : 8807733678

STRUCTURAL ENGINEER :-

S. VIJAYAN, M.E.,
CMDA Registered Structural Consultant
CMDA : SE/GR1/2022/11/346
Corporation of Chennai Registered Structural Engineer
GRADE-1 RGN No: RSE101902023
No.68, Second Floor, M.R. High Road, Mandaveli, Chennai-600 060.
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Email : lordsengineering01@gmail.com

SITE PLAN

SCALE = 1:600 | SHEET NO: 04/04

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.