

PP

APPROVAL RECORD

Planning Permission

Krishnagiri district, Tamil Nadu

APPROVAL TYPE

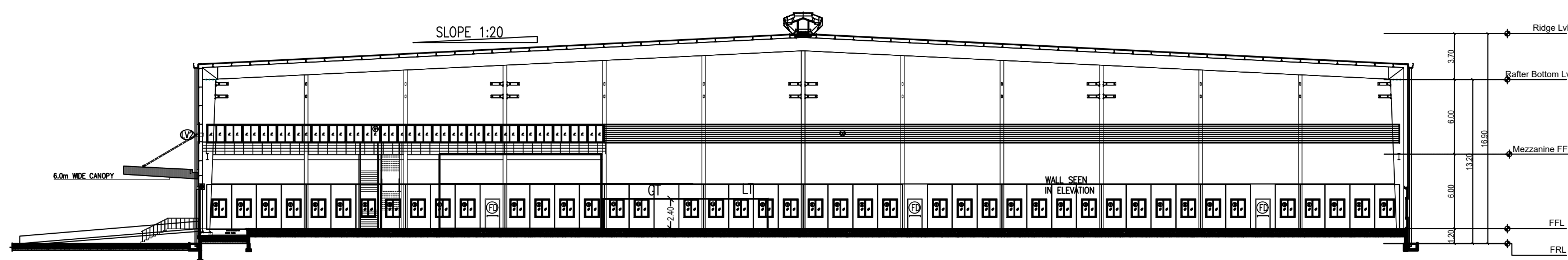
Building Plan

ISSUING AUTHORITY

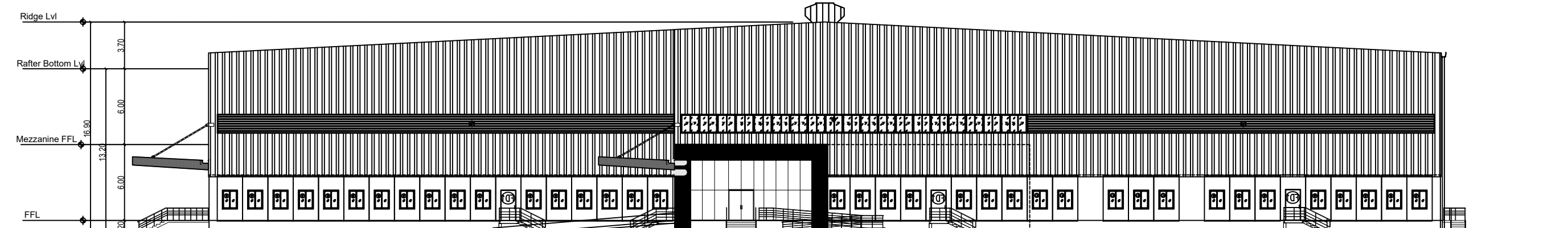
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

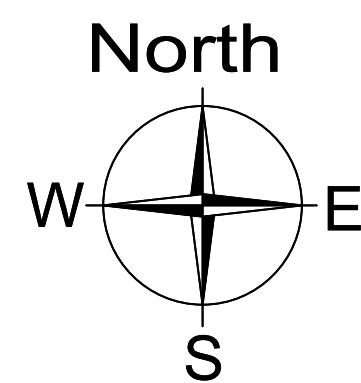
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



SECTION - 1



ELEVATION



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 "SIPCOOT INDUSTRIAL
PARK SHOOLAGIRI", MARUDHANDAPALLI VILLAGE,
SHOOLAGIRI TALUK, KRISHNAGIRI DISTRICT.

SANITARY DETAILS (BUILDING - 1)

PERSON	MALE (400 Nos)		FEMALE (200 Nos)	
	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 CONV	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	800X2000
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	CONTINUOUS WINDOW	VARIESX1500
12	LV1	CONTINUOUS LOUVER	VARIESX1500
13	V	VENTILATOR	750 X 750

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

ARCHITECT :

Karthickrajah K.A.V
Karthickrajah. K.A.V
Registered Architect
Regn.No: CA / 2020 / 126951
Contact no : 8807733678

LBS/ENGINEER:

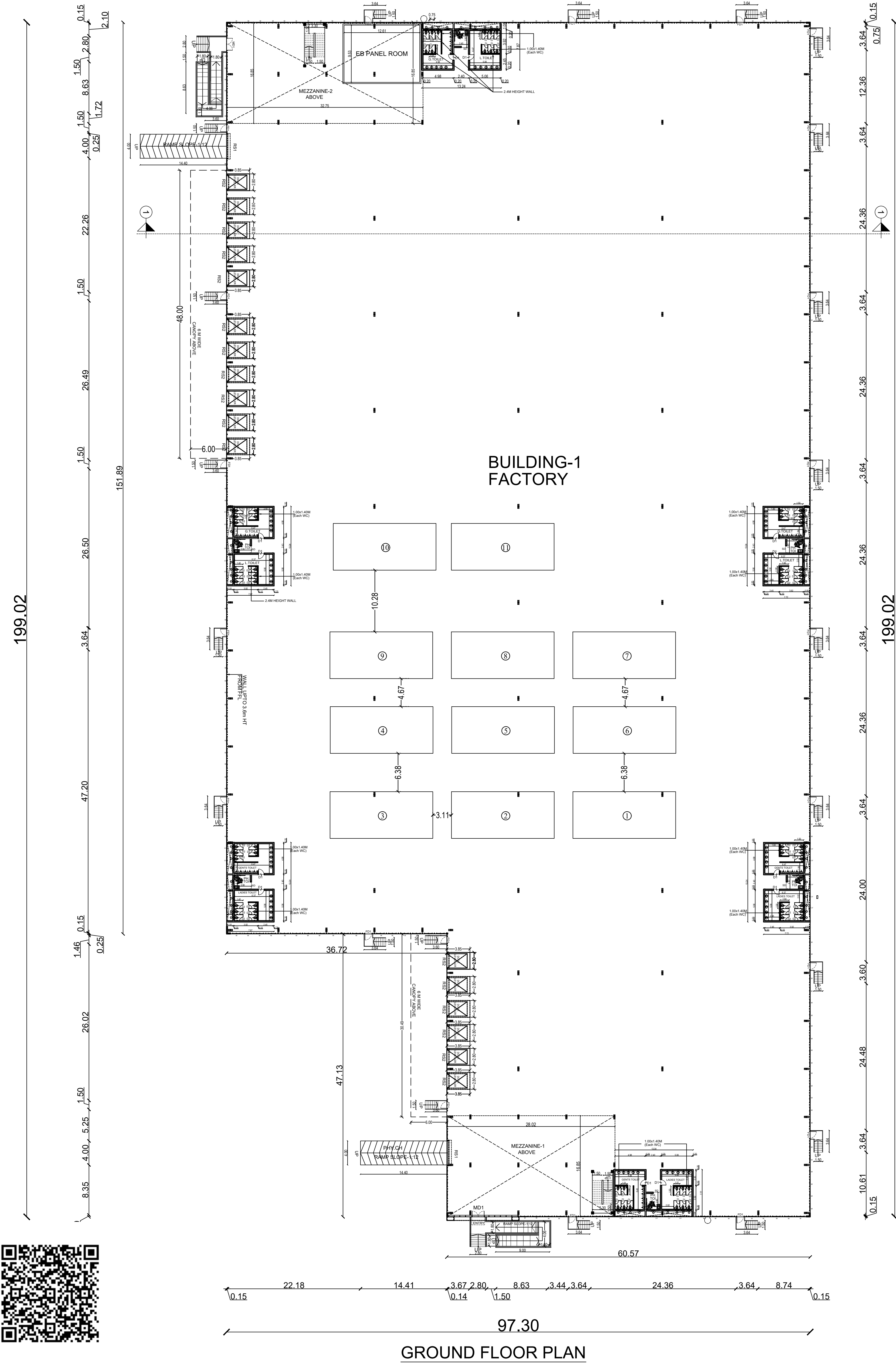
S. VIJAYAN
S. VIJAYAN, M.E.,
CMDA Registered Structural Consultant
CMDA: SEGRV02022711346
Cooperation of Chennai Registered Structural Engineer
GRADE: 1 RGN No: RSE101902023
Hdqd, Seval Road, A.R. High Road, Anna Nagar, Chennai-600002
Ph: +91 98407 43262, 98413 63910
Email: kottaseenginner1@gmail.com

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

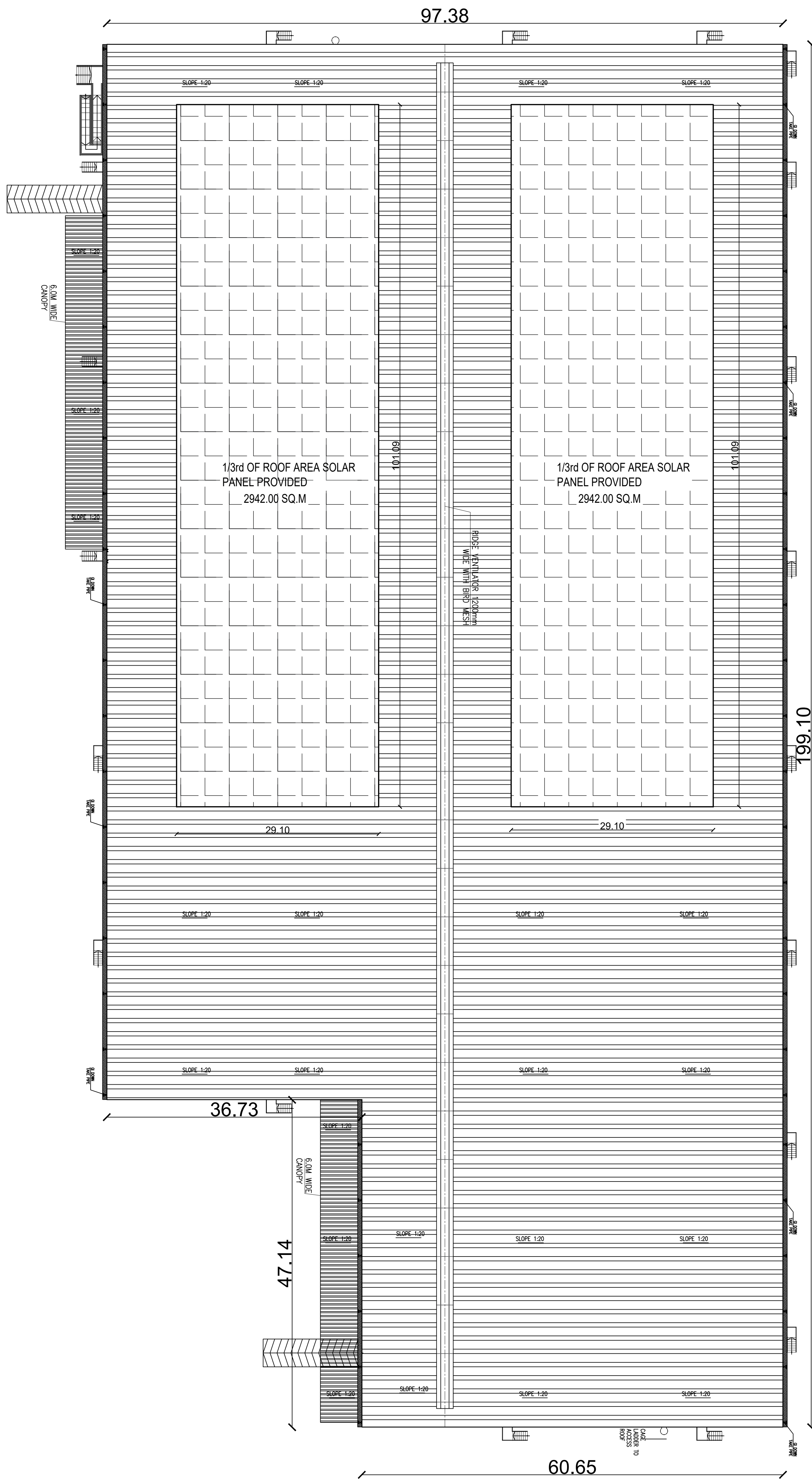
LEGEND :
PROPOSED BUILDING

SCALE : 1:200

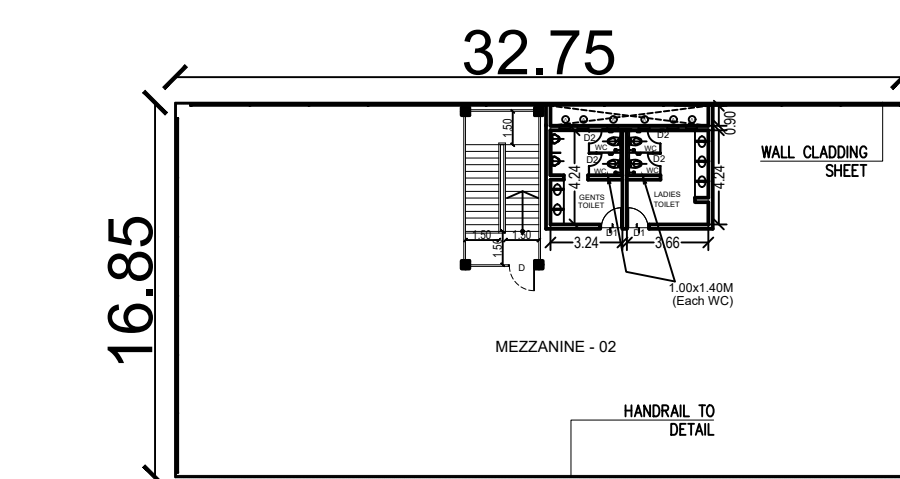
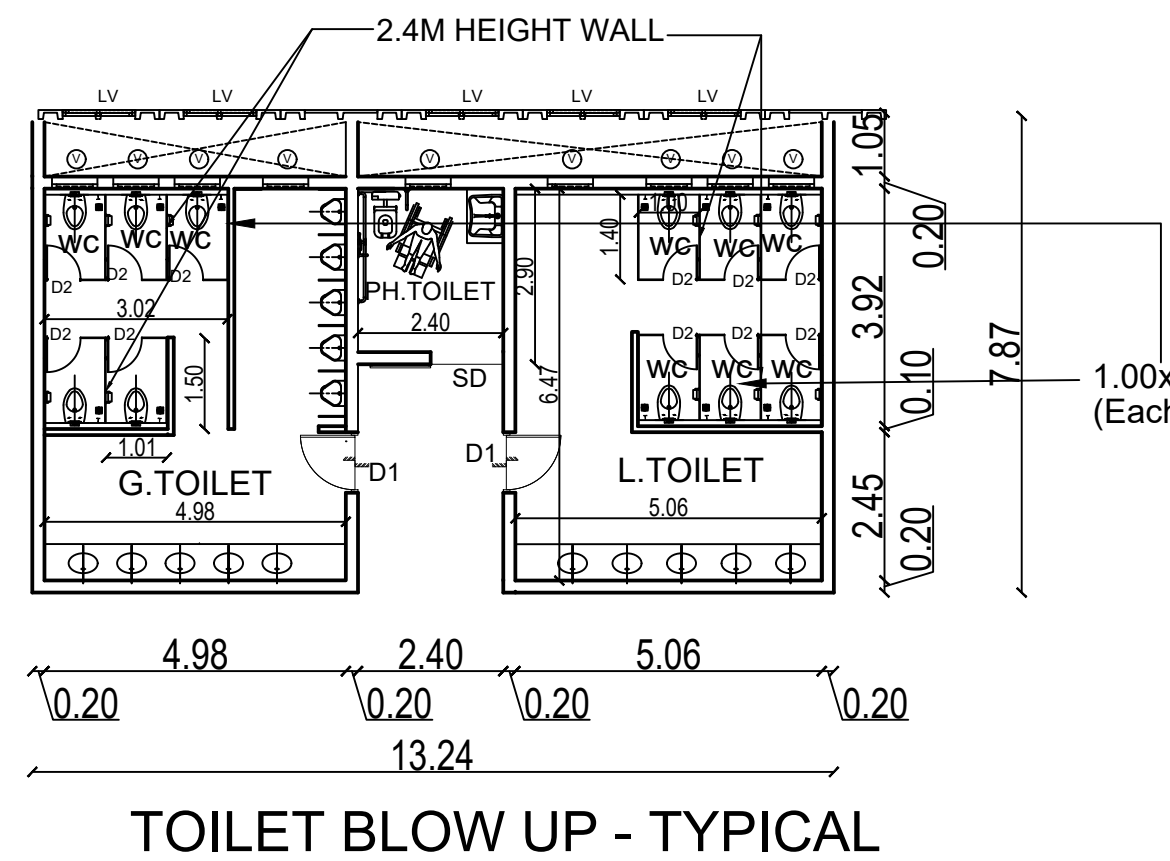
SHEET : 01/04



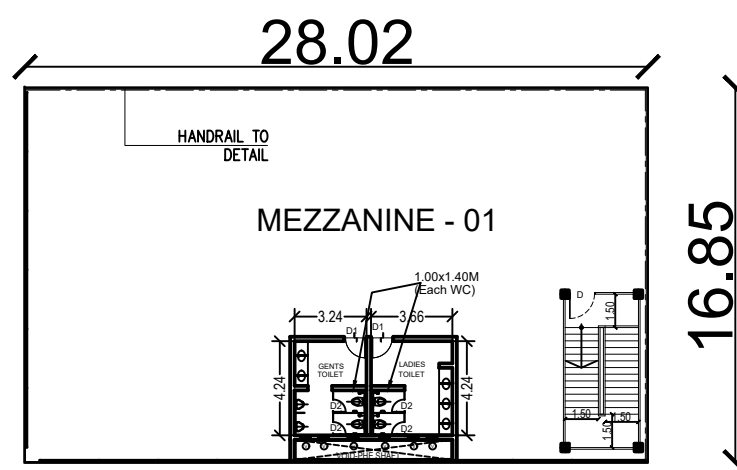
151.97



TERRACE FLOOR PLAN



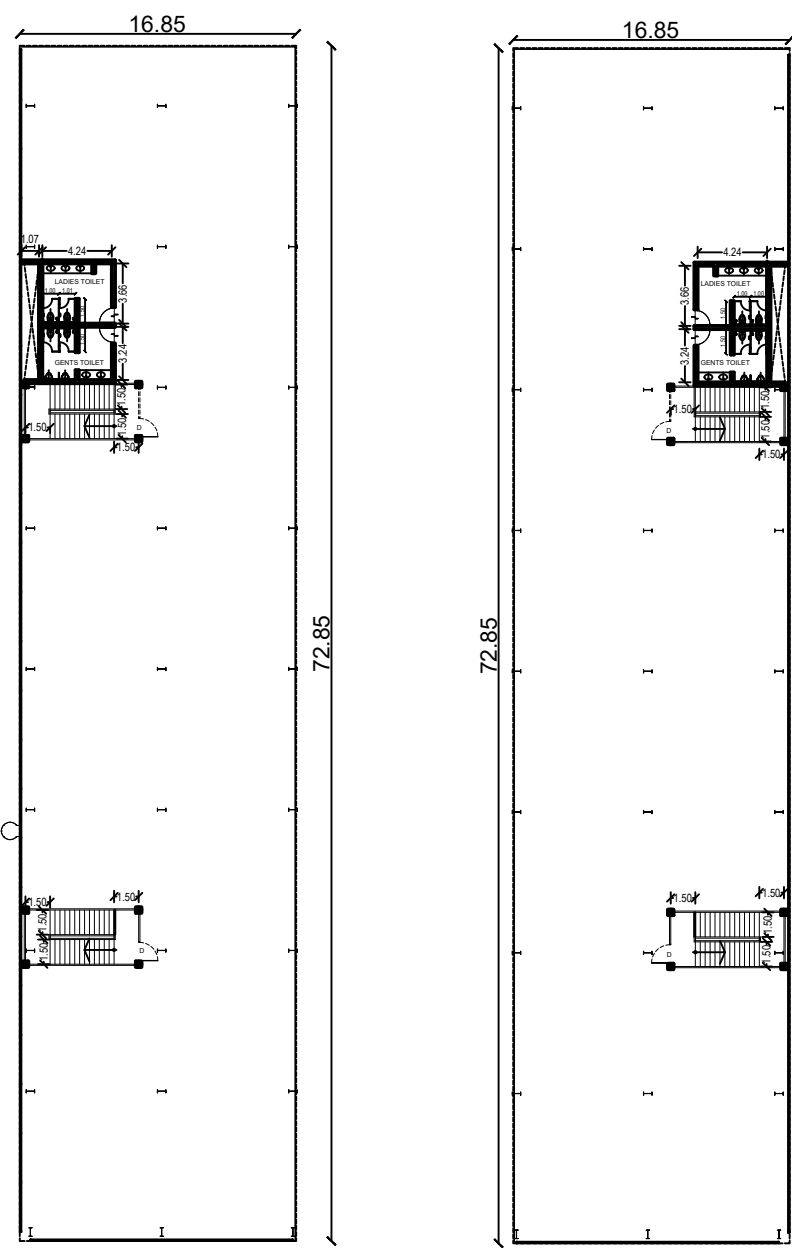
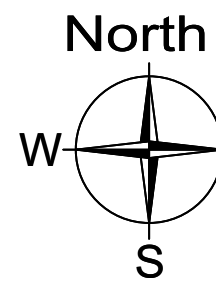
MEZZANINE FLOOR -2



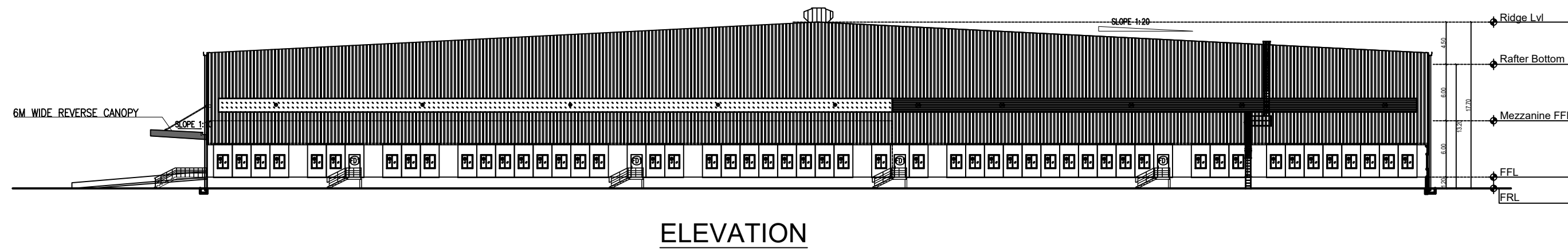
MEZZANINE FLOOR -1



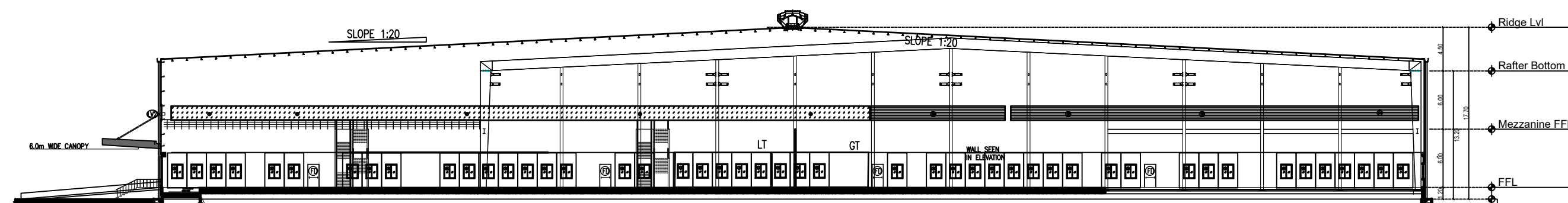
SITE PLAN SHOWING THE PROPOSED INDUSTRIAL SHEDS FOR
"M/S .TARRAGON ASSETS (TAMIL NADU) PVT LTD"
AT PLOT NOS. 144B,133,134,141, in S/N: 49/1pt, 50/1Apt, 18pt,
2Apt, 28pt, 51/1pt, 2, 3pt, 4pt, 5pt, 6, 7pt, 53/3, 4, 5, 6Apt, 53/6Bpt,
6Cpt, 6Dpt, 6E, 6F, 55/1Cpt, 2pt, 3pt, 57/1pt "SIPCOT INDUSTRIAL
PARK SHOOLAGIRI", MARUDHANDAPALLI VILLAGE,
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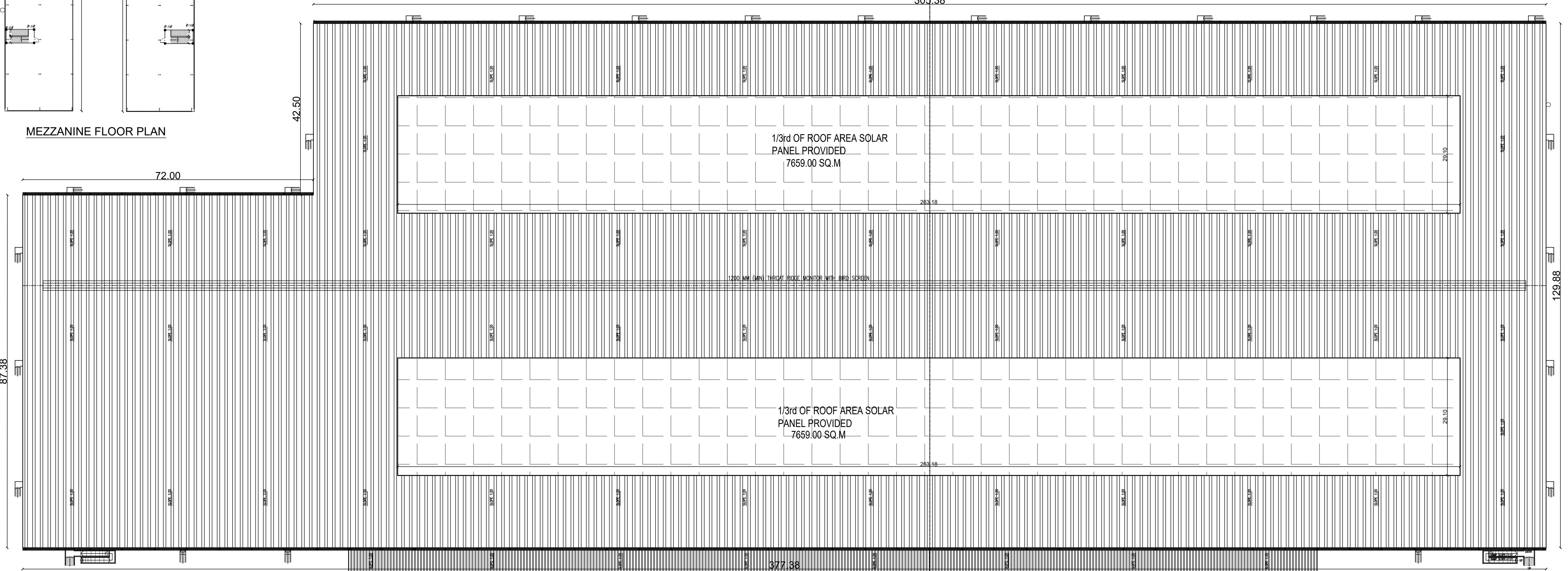
MEZZANINE FLOOR PLAN



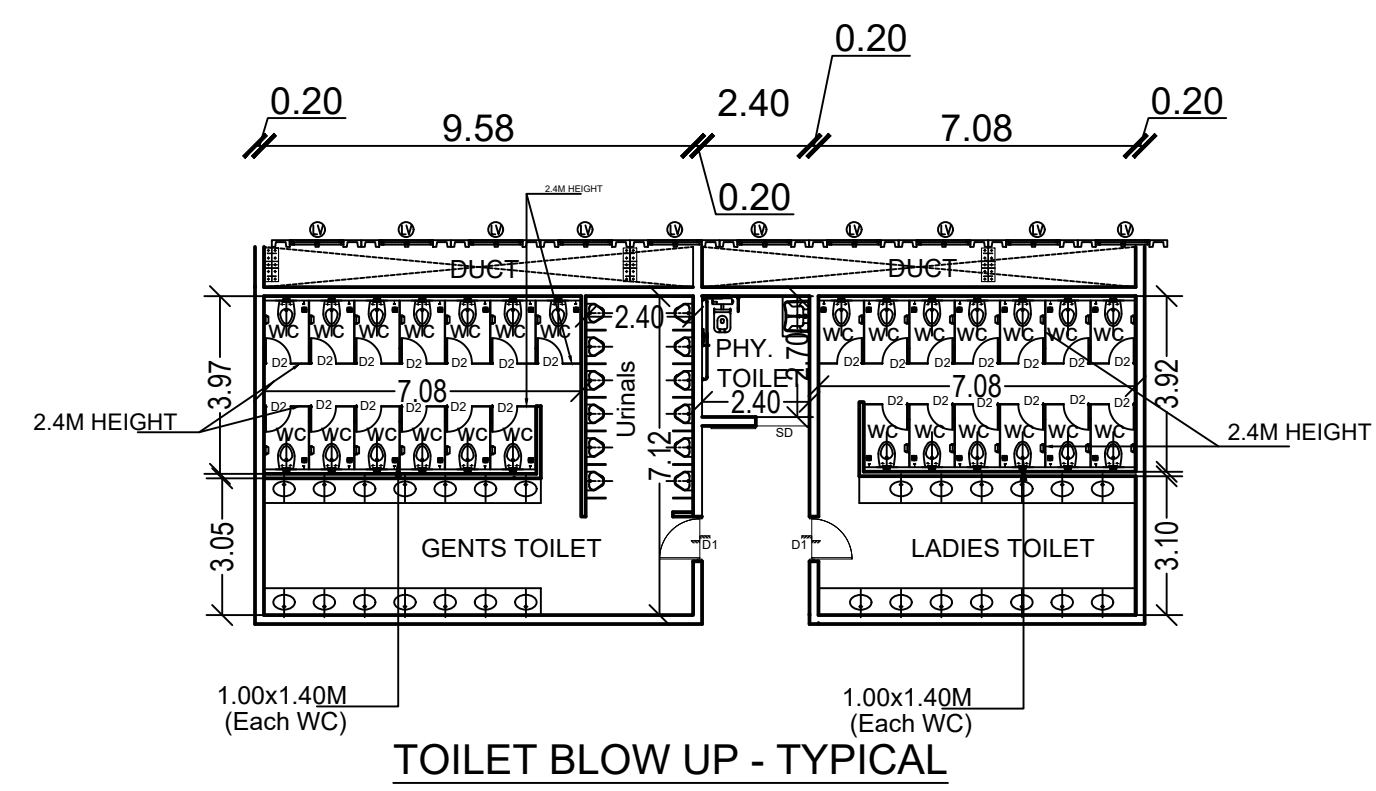
ELEVATION



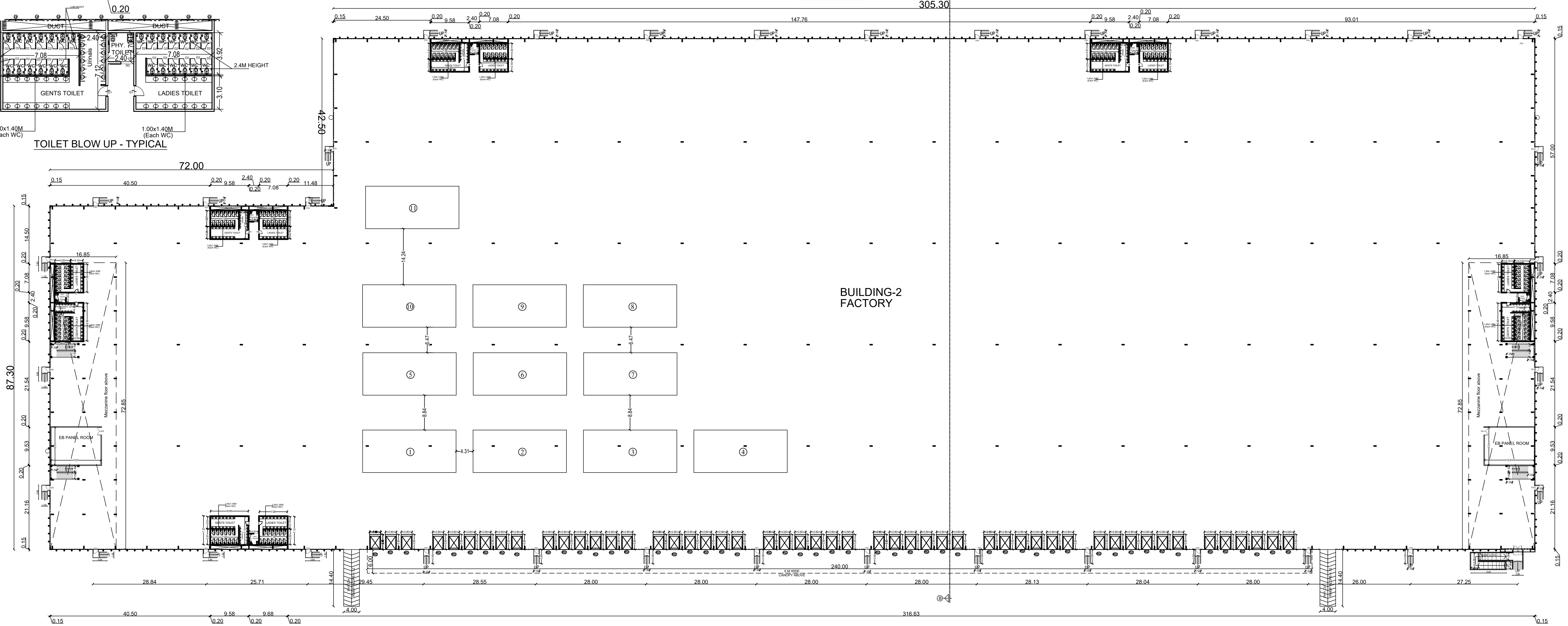
SECTION - BB



ROOF PLAN



TOILET BLOW UP - TYPICAL



GROUND FLOOR PLAN

MACHINERY LIST

S.NO	NAME OF THE MACHINERY	LOAD IN HP
1	VIBRATING FEEDER	35
2	CUTTING MACHINE	35
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)

PERSON	MALE (800 Nos)		FEMALE (300 Nos)	
	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	PD1	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	CONTINUOUS WINDOW	VARIESX1500
13	LV1	CONTINUOUS LOUVER	VARIESX1500
V		VENTILATOR	750 X 750

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



ARCHITECT :

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

LBS/ENGINEER:

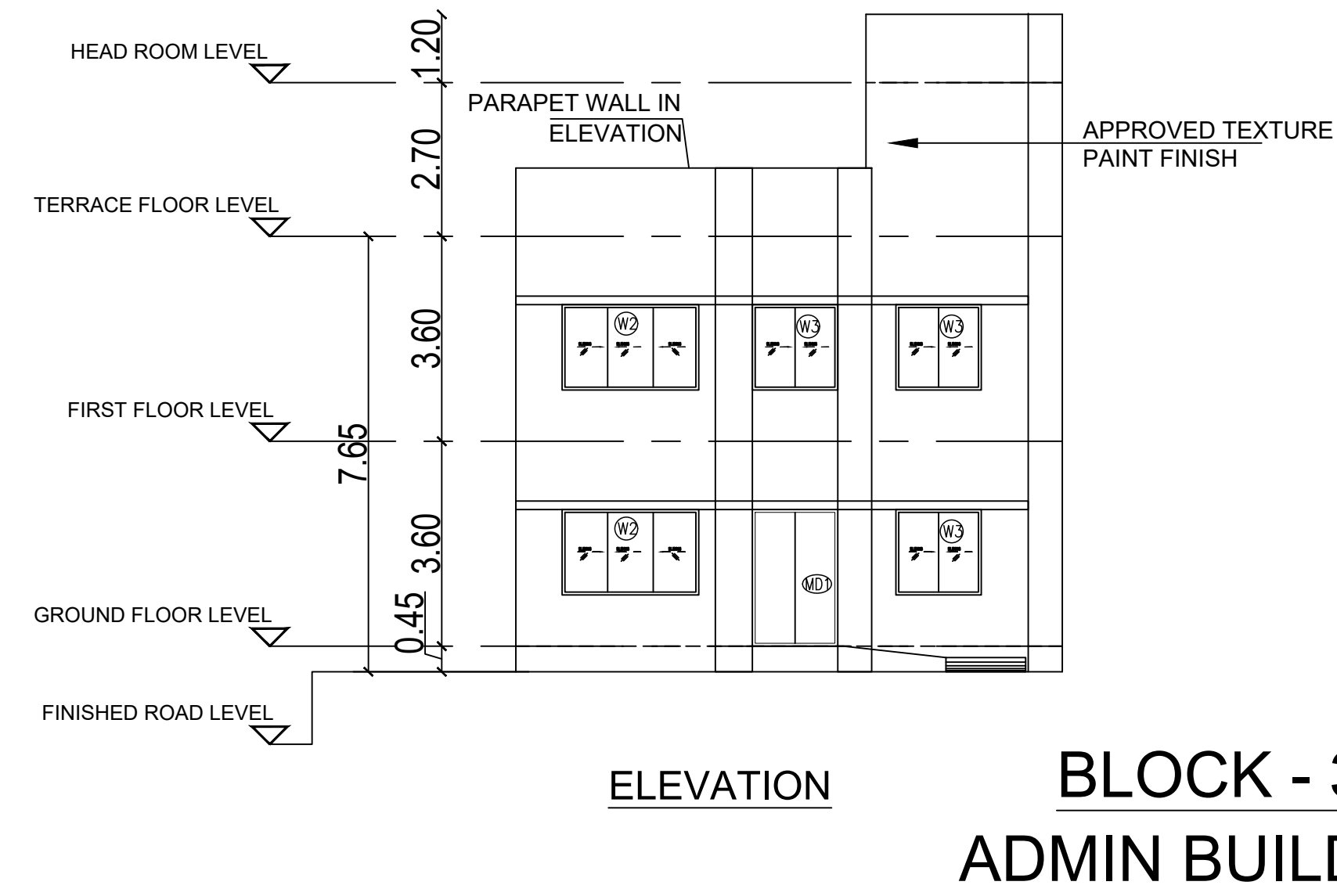
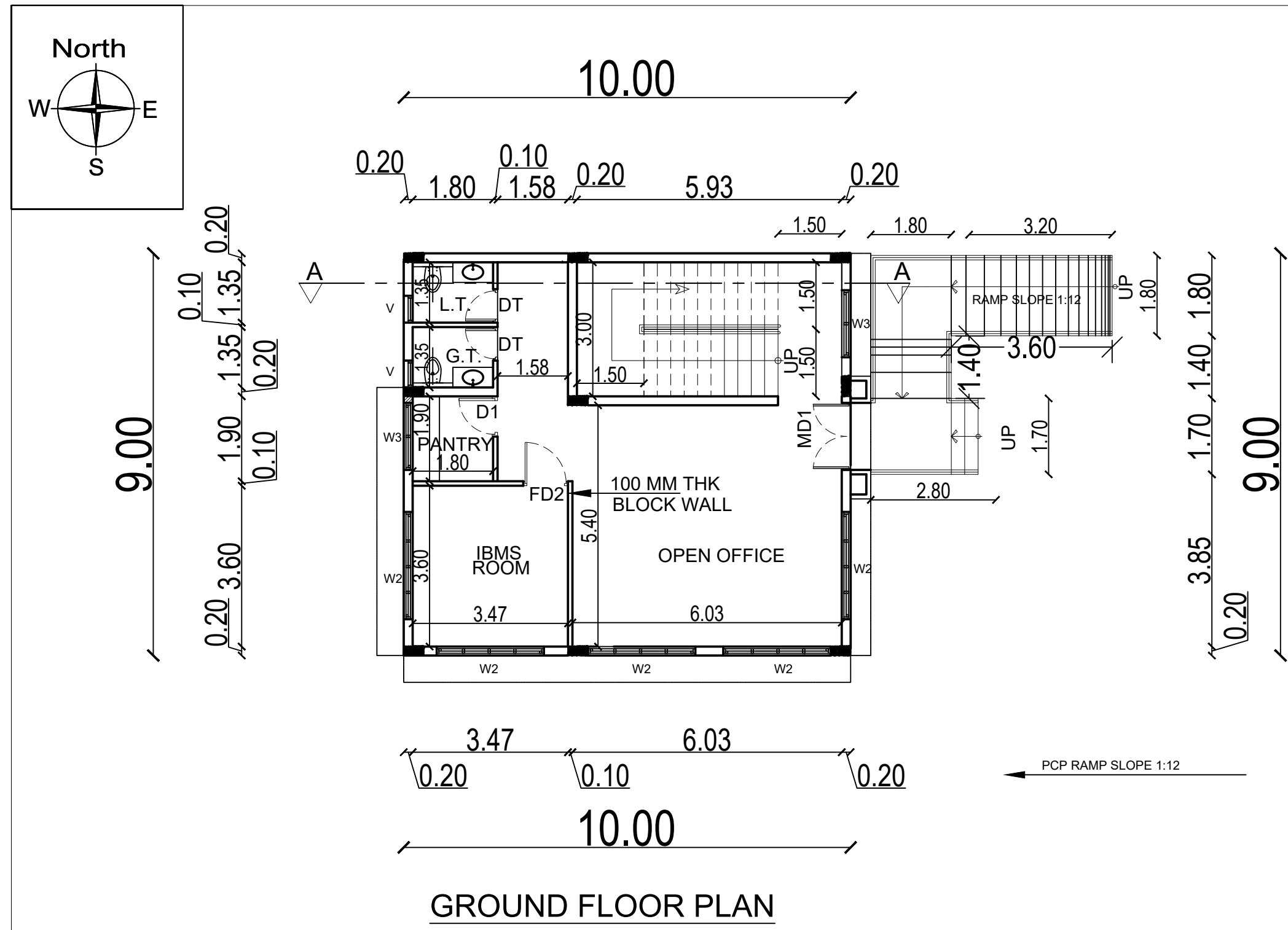
S. V. V. V.
S. V. V. V.
Registered Structural Consultant
CMAA : 36/01/2022/11346
Corporation of Certified Registered Structural Engineer
GRADE - I REG No: RSE19-0902023
Aut. Seal from Govt. Reg. No. 36/01/2022/11346
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Email : grndseengr@gmail.com
Email : lordseengr@gmail.com

TITLE :
BUILDING - 2
GROUND FLOOR PLAN

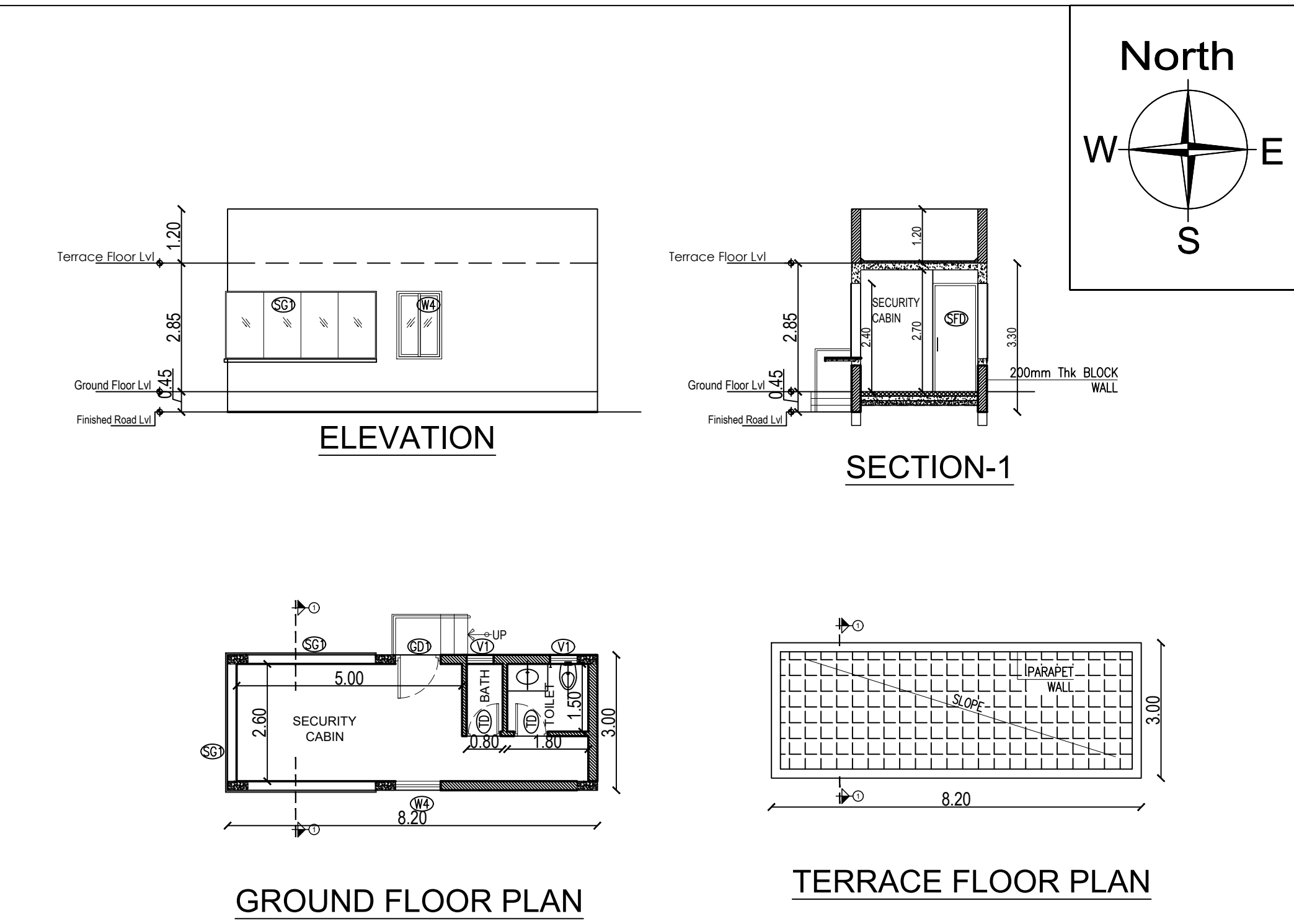
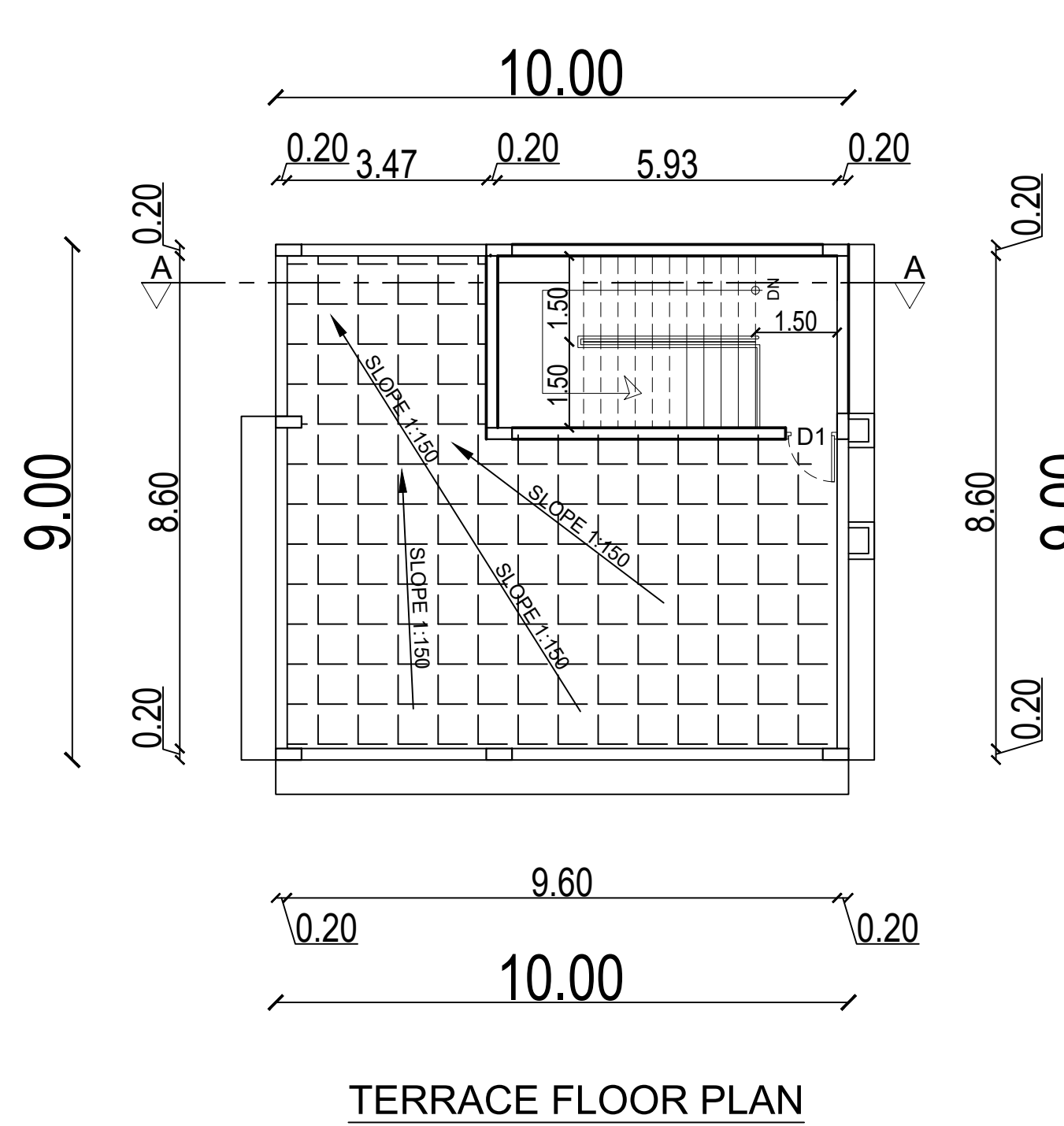
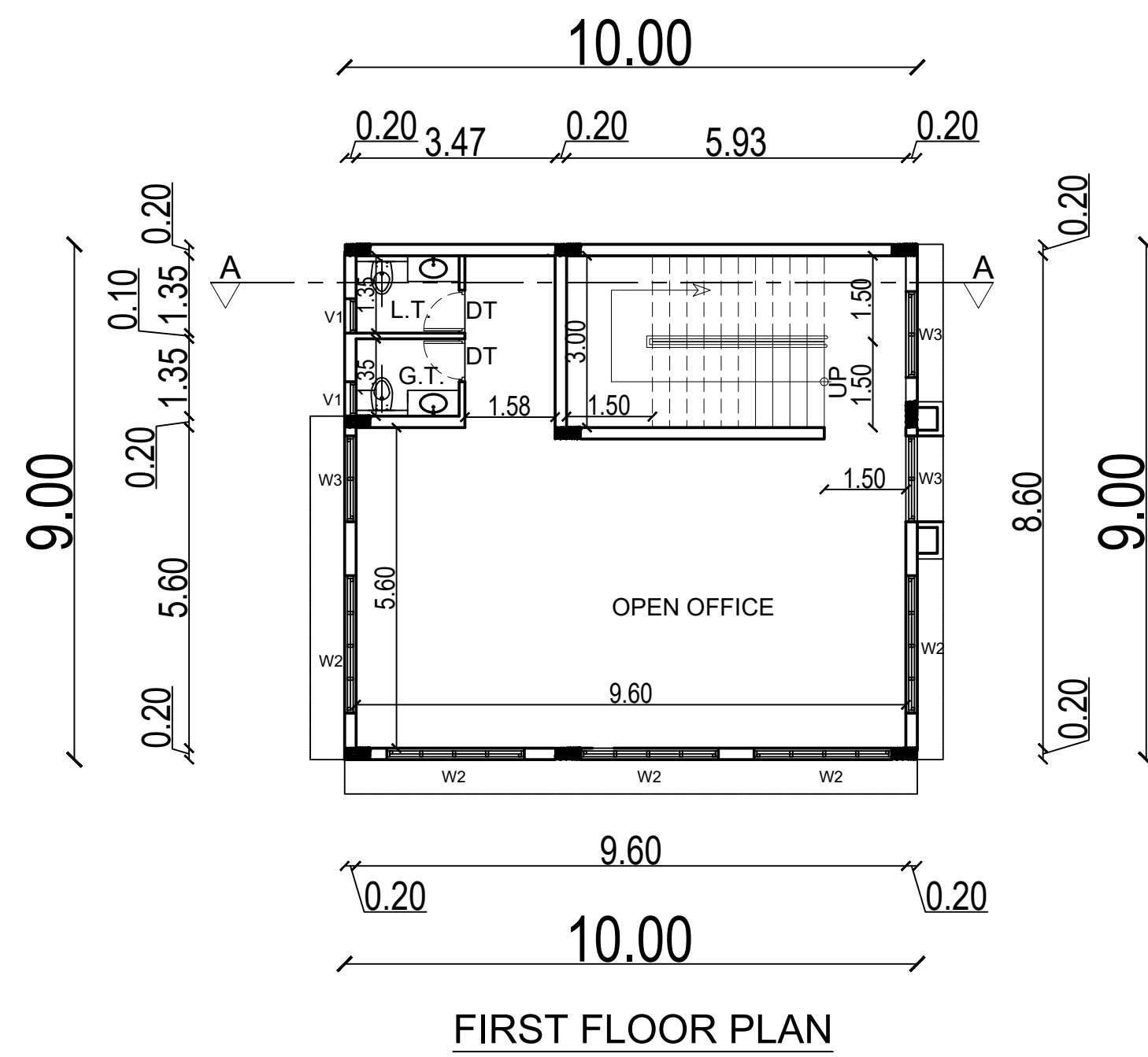
LEGEND :

PROPOSED BUILDING

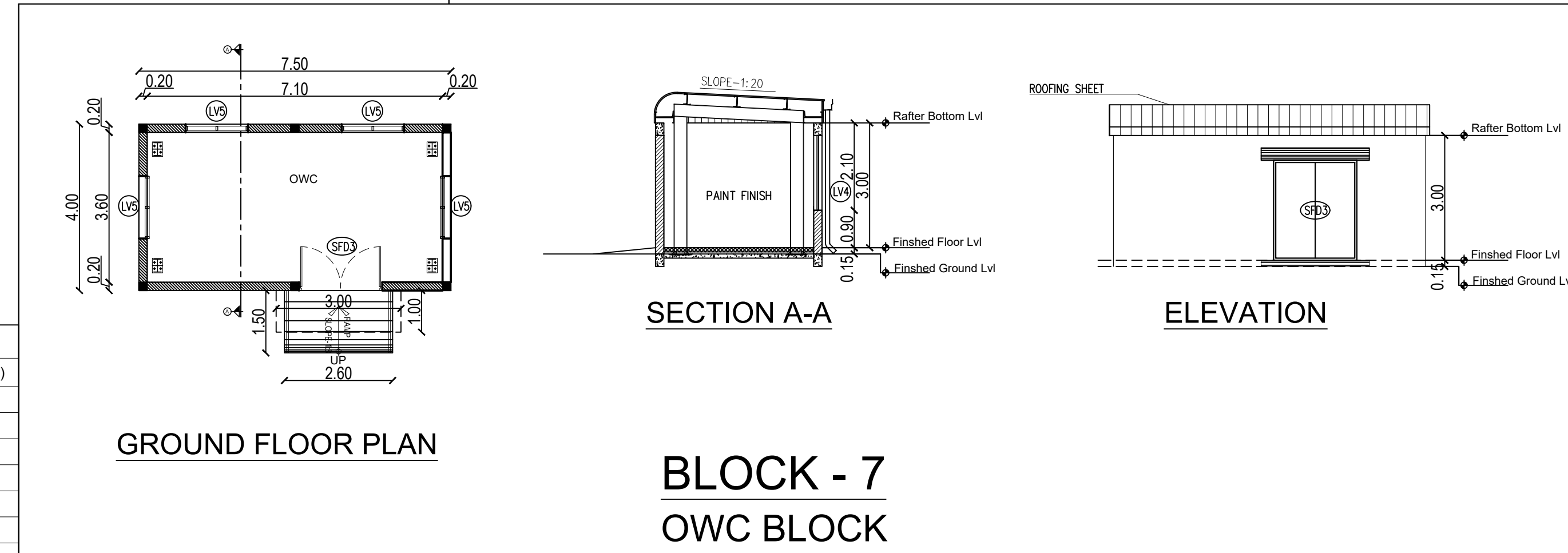
SCALE : 1:350 SHEET : 02/04



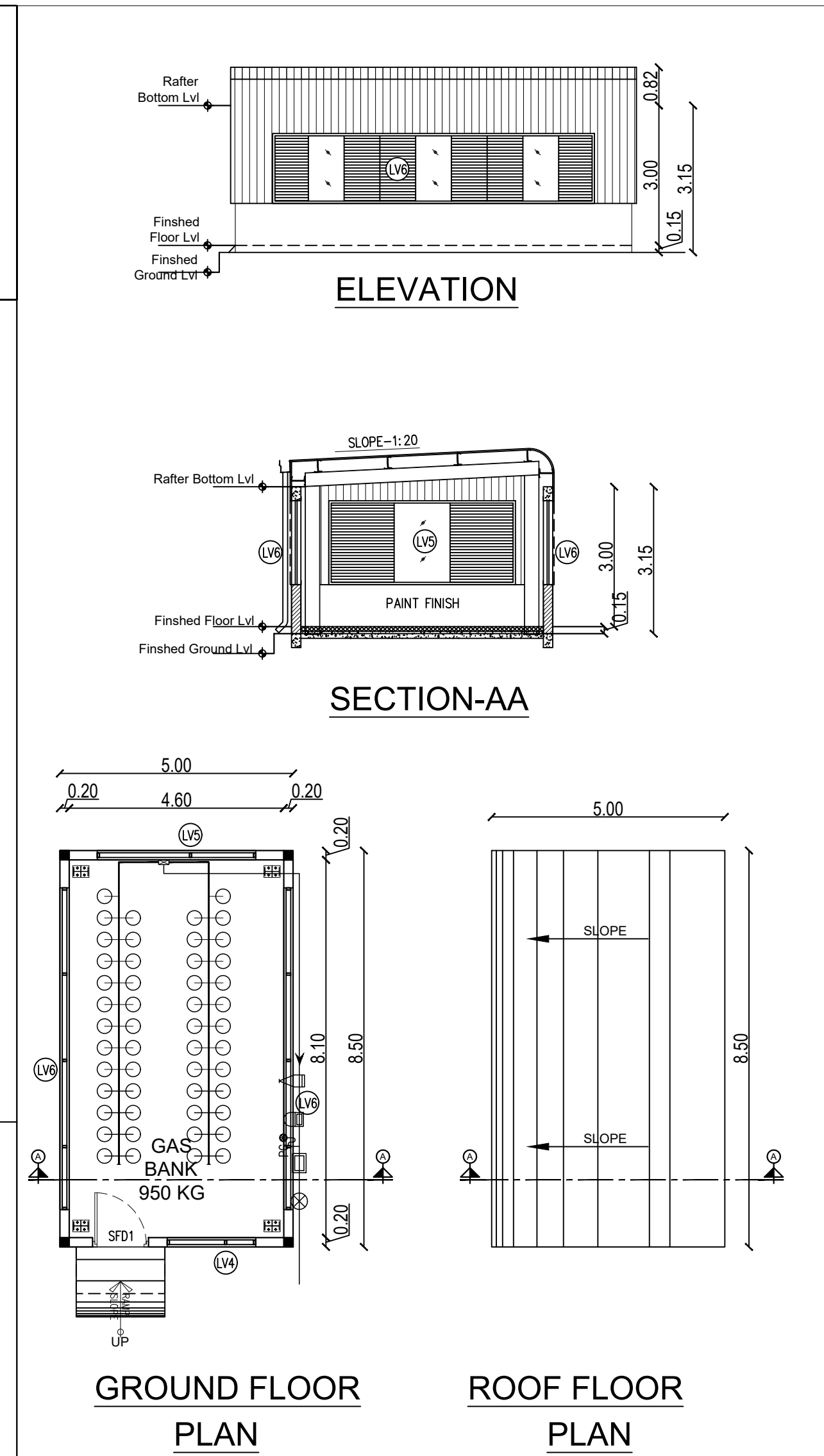
BLOCK - 3
ADMIN BUILDING



BLOCK - 6
SECURITY ROOM DETAIL - 1 & 2

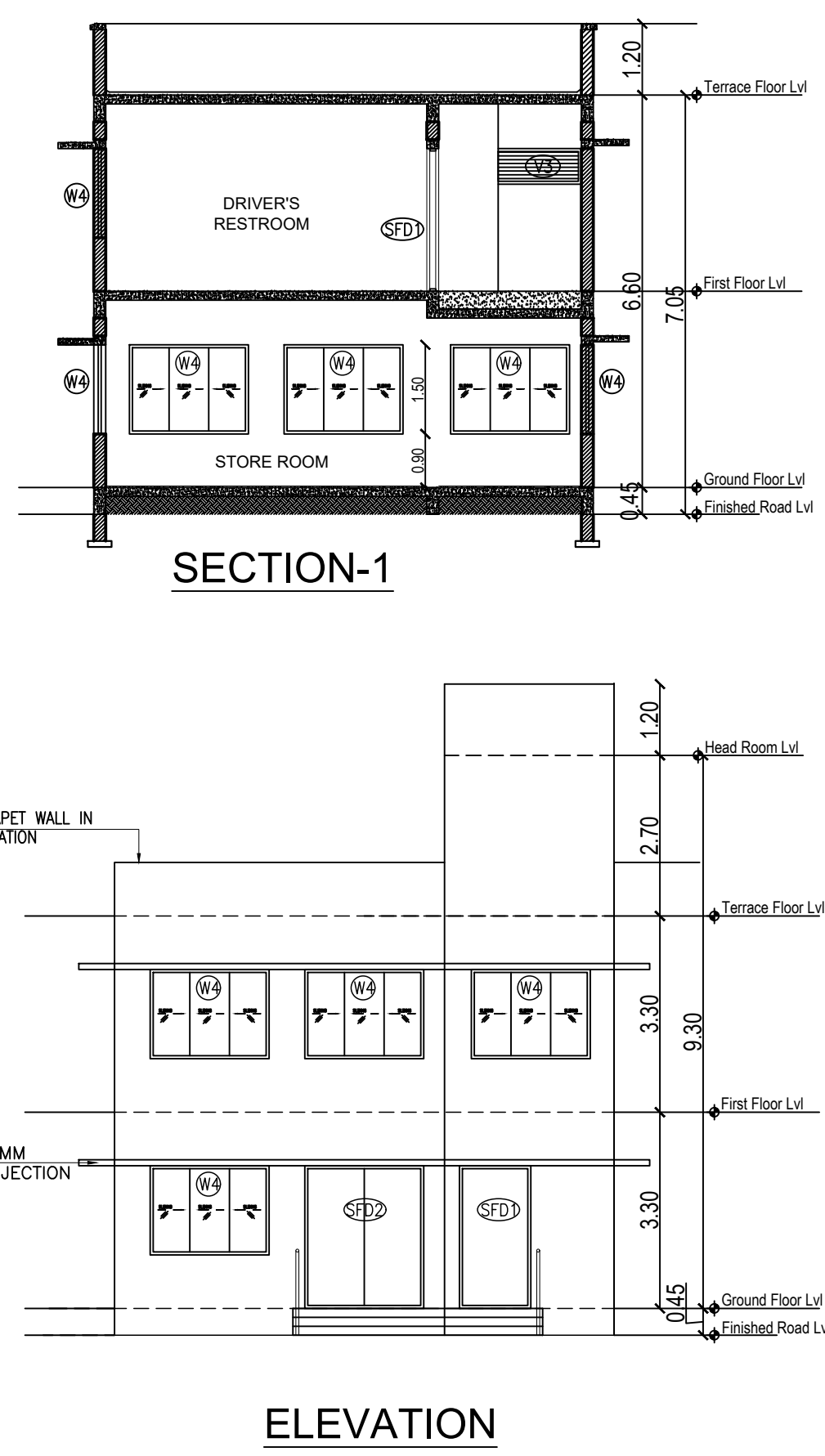


BLOCK - 7
OWC BLOCK



BLOCK - 8
GAS BANK - 1 & 2

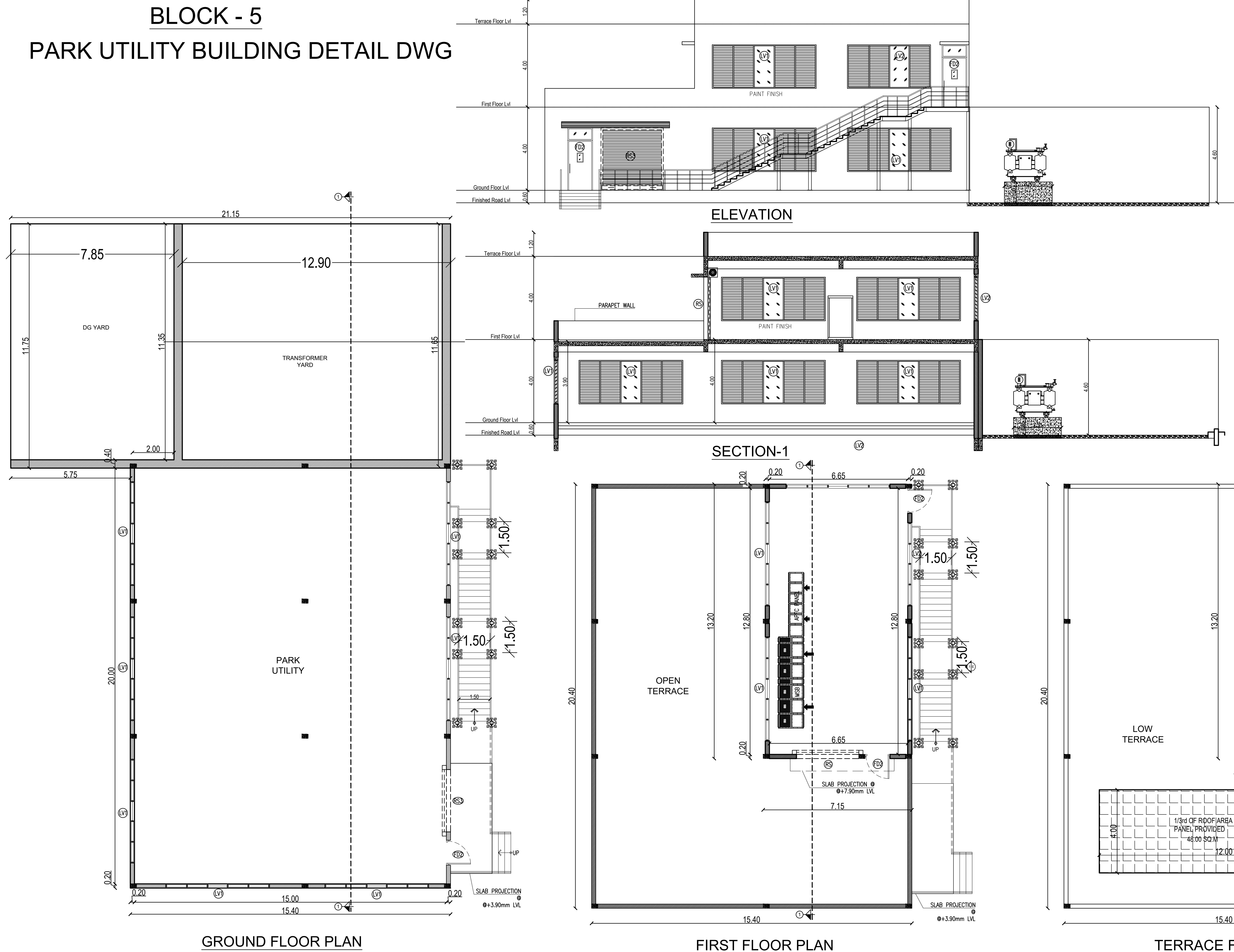
SCHEDULE OF JOINERY			
S.No	TYPE	DESCRIPTION	SIZE (LxH)
1	SFD1	METAL FLUSH SINGLE DOOR	1200X2400
2	SFD2	METAL FLUSH DOUBLE DOOR	2000X2400
3	W4	ALUMINUM GLAZED SLIDING WINDOW	2000X1500
4	LV3	ALUMINUM LOUVERED VENTILATOR	2000X1500
5	LV4	ALUMINUM LOUVERED VENTILATOR	2500X1500
6	LV5	ALUMINUM LOUVERED VENTILATOR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



BLOCK - 4

DRIVERS REST ROOM & STORE ROOM DETAIL DWG

BLOCK - 5
PARK UTILITY BUILDING DETAIL DWG



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

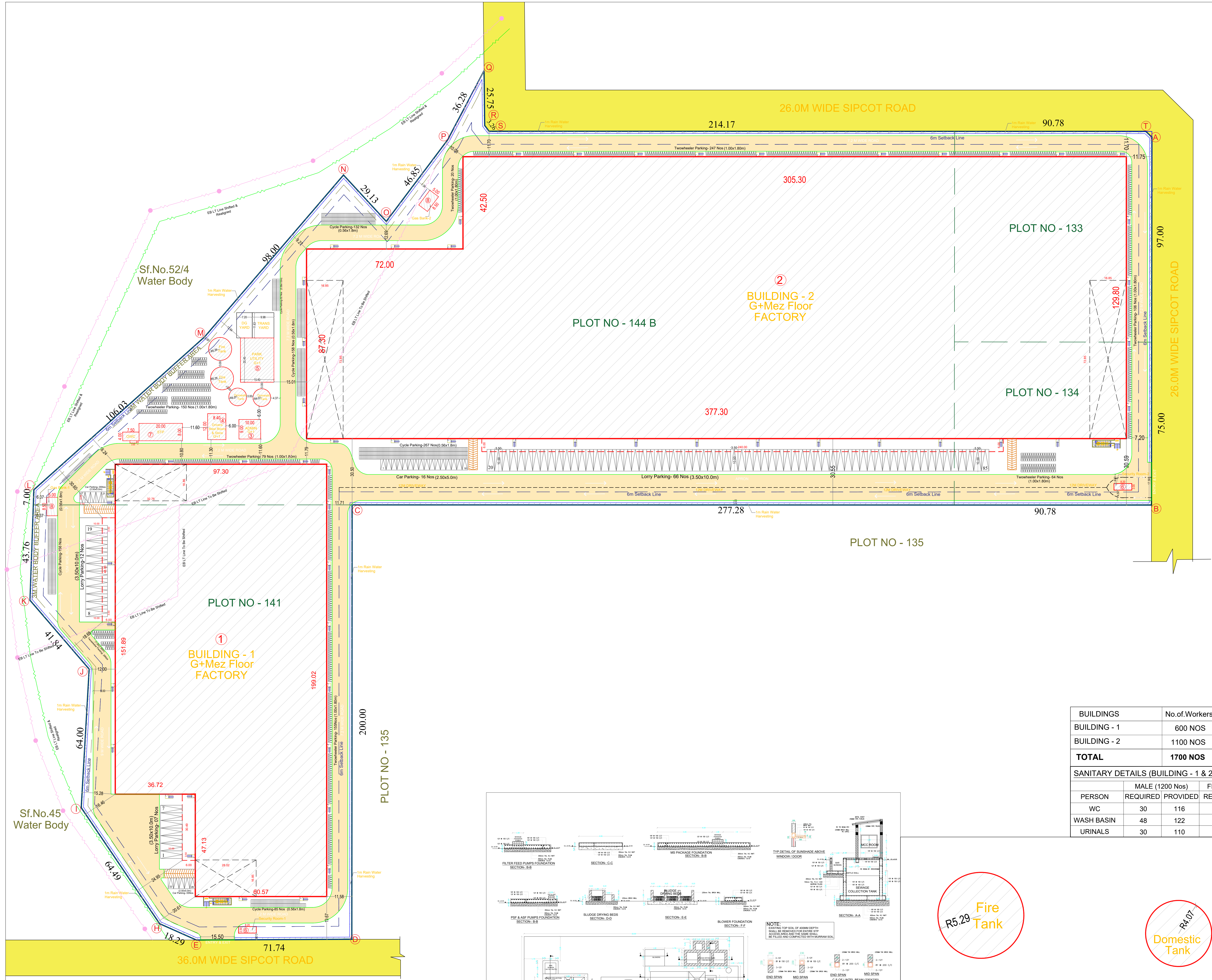
Karthick Rajah
Karthickrajah. K.A.V
Registered Architect
Regn.No: CA / 2020 / 126931
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LBS/ENGINEER:

S. VIJAYAN, M.E.
CMDA Registered Structural Consultant
CMDA : SE/GR/2022/11346
Corporation of Chennai Registered Structural Engineer
GRADE-1 RGN No: RSE101902023
No.88, Second Floor, N.E. High Road, Madhavaram, Chennai-600 060.
Ph: +91 98407 43262, 98413 63910
Email : grandesmb@privatemailid@gmail.com
Email : lordsengineering01@gmail.com

SCALE : 1:350

SHEET : 03 / 04



North

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

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,
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6Cpt, 6Dpt, 6E, 6F, 55/1Cpt, 2pt, 3pt, 57/1pt "SIPCOT INDUSTRIAL
PARK SHOOLAGIRI", MARUDHANDAPALLI VILLAGE, SHOOLAGIRI
TALUK, KRISHNAGIRI DISTRICT.

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	-	-
			Ground Floor-Canopy	470.92	-	-
			Mezzanine Floor- 1&2 (Office)	1,025.74	-	-
			Ground Floor-Factory	45,913.54	-	-
2	Building -2	Factory Building	Ground Floor-Canopy	1,440.00	-	-
			Mezzanine Floor- 1&2 (Office)	2,455.04	-	-
			Ground Floor	90.00	-	90.00
			First Floor	100.80	-	100.80
3	Building -3	Admin Building	Ground Floor	90.00	-	90.00
			First Floor	100.80	-	100.80
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
6	Building -6	Security Room - 1 & 2	Ground Floor	280.00	-	280.00
			First Floor	280.00	-	280.00
7	Building -7	STP & OWC	Ground Floor	49.20	-	49.20
			First Floor	190.00	-	190.00
8	Building -8	Gas Bank -1	Ground Floor	42.50	-	42.50
			Ground Floor	42.50	-	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

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

ARCHITECT :-

STRUCTURAL ENGINEER :-

SITE PLAN

SCALE = 1:600

SHEET NO: 04/04

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.

