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APPROVAL RECORD

Planning Permission

Ranipet 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.



DISTRICT TOWN AND COUNTRY PLANNING OFFICE, RANIPET

ONLINE BUILDING PLAN APPLICATION: PLANNING PERMISSION

APPLICATION NUMBER: SWP/BPA/835343/2026

To

The Assistant Director,
District Town and Country Planning Office,
F-Block, 4th Floor,
District Collectorate Complex,
Ranipet District-632401.

The President,
Agavalam Village Panchayat,
Nemili panchayath Union,
Nemili Taluk,
Ranipet District – 632 508.

Subject: Non-High-Rise Building (NHRB) in the Non-Planning Area [Industrial Building – Green Category - Leather Footwear and Leather Products] – District Town and Country Planning Office, Ranipet District – Nemili Taluk – Nemili Panchayat Union – Agavalam Panchayat/Village of Survey Numbers: 21/2A pt, 26/1F pt, 26/1G pt, 26/1H pt, 26/1I pt, 26/1J, 26/1K pt, 26/1P pt, 26/1Q pt, 26/1L pt, 26/1M pt, 26/1N pt, 26/1O and 26/1S pt in the SIPCOT Approved Layout through Approval Number: LP/DTCP No: 09/2025 in the Plot No: M-5 and M-6 with an extent of 6.66 acres, FSI Area of 8146.35 Sq.m and Total Built-up Area of 8152.60 Sq. m.–Planning Permission Issued - forwarded for further action - Reg.

References:

1. On 21.04.2026 Applicant M/s. Jaeger Products Private Limited represented by its director Mr. Rathinavel Baskaran Online Application Form was received through Online Application Number:SWP/BPA/835343/2026.
2. The Assistant Director Ranipet District Town and country Planning office, Inspection Report for the Online Application No. SWP/BPA/835343/2026, Dated: 24.04.2026.
3. G.O. (Ms). No. 86, Housing and Urban Development Department, Dated: 28.03.2012.

4. G.O. (Ms). No. 85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. (Ms). No. 01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O. (Ms). No. 18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O. (Ms). No. 16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. (Ms). No. 54, Housing and Urban Development Department, Dated: 12.03.2020.
9. Circular from The Director of Town and Country Planning through the letter Roc. No. 7486/2009/BA2, Dated: 16.04.2009.
10. Circular from The Director of Town and Country Planning through the letter Roc. No. 21075/2009/BA1, Dated: 27.06.2012.
11. Circular from The Director of Town and Country Planning through the letter Roc. No. 12201/2017/BA1, Dated: 22.09.2017.
12. Circular from The Director of Town and Country Planning through the letter Roc. No. 14227/2017/Spl.cell, dated: 14.12.2017.
13. The Joint Director, Agriculture Department Ranipet District had issued Dry Land NOC through Letter No.A2/904/2026, Dated:20.02.2026.
14. The District Officer of Fire and Rescues Services had issued Fire NOC through PP NOC No: 9901/NOC/NMSB/2026 on 14/05/2026.
15. G.O. (Ms). No. 79, Department of Municipal Administration and Water Supply, Dated: 04.05.2017.
16. G.O. (Ms). No. 138, Housing and Urban Development Department, dated: 04.06.2004.
17. G.O. (Ms). No. 53, Housing and Urban Development Department, dated: 16.04.2018.
18. G.O. (Ms). No. 166, Housing and Urban Development Department, dated: 04.02.2019 (Insisting TNRERA Registration).

19. Circular from the Commissioner of Town and Country Planning, Roc No. 12544/2014/CP, Dated: 04-07- 2014.
20. Circular from the Commissioner of Town and Country Planning, Roc. No. 19992/2011(1)/Special Cell, Dated: 31.05.2018.
21. Circular from the Commissioner of Town and Country Planning, Roc. No.4367/2019/PA2, Dated: 05.02.2020.
22. Circular from The Director of Town and Country Planning through the letter Roc. No. 14063/2020/Spl.cell, Dated: 13.10.2020.
23. Circular from The Director of Town and Country Planning through the letter Roc. No. 7963/2022/K1, Dated: 11.04.2022.
- 24.G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
25. G.O. (Ms). No. 94, Housing and Urban Development [UD4(1)] Department, dated: 16.03.2024.
- 26.G.O. (Ms). No. 69, Housing and Urban Development [UD4(1)] Department, dated: 11.03.2024.
- 27.G.O. (Ms). No. 225, Housing and Urban Development [UD4(1)], dated: 26.11.2024.
- 28.Demand payment Request Letter from DTCP, dated: 31.07.2026 requiring payment of Centage Fee Charges, Display Board Charges, I& A Charges, CC Charges and Development Charges.
- 29.Applicant M/s. Jaeger Products Private Limited represented by its director Mr. Rathinavel Baskaran Demand Payment Receipt, Dated.03.08.2026. (Payment of Centage Fee Charges, Display Board Charges, I& A Charges, CC Charges and Development Charges).
- 30.Applicant M/s. Jaeger Products Private Limited represented by its director Mr. Rathinavel Baskaran Scrutiny Fee Receipt, Dated: 21.04.2026.

Order:

With reference to the 1st cited letter, M/s. Jaeger Products Private Limited represented by its director Mr. Rathinavel Baskaran, has applied for approval of an [Industrial Building – Green Category - Leather Footwear and Leather Products] – District Town and Country Planning Office, Ranipet District – Nemili Taluk – Nemili Panchayat Union – Agavalam Panchayat/Village of Survey Numbers: 21/2A pt, 26/1F pt, 26/1G pt, 26/1H pt, 26/1I pt, 26/1J, 26/1K pt, 26/1P pt, 26/1Q pt, 26/1L pt, 26/1M pt, 26/1N pt, 26/1O and 26/1S pt in the SIPCOT Approved Layout through Approval Number: LP/DTCP No: 09/2025 in the Plot No: M-5 and M-6 with an extent of 6.66 acres, FSI Area of 8146.35 Sq.m and Total Built-up Area of 8152.60 Sq. m. The applicant has requested the Building Approval through SWP online application number SWP/BPA/835343/2026. Hence, the applicant request has been accepted and the boundary of the site has been marked as “A to H” by the Assistant Director of Town and Country Planning.

1. The Planning Permission for the above proposal has been granted under Sections 49 and 58 of the Tamil Nadu Town and Country Planning Act, 1971, and has been assigned Planning Permission No. **B.P./DTCP (R.D.) No. 28/2026** by the District Town and Country Planning Office, Ranipet District.

2. The OSR (Earmarked as 1 to 4) 209.72 sq.m shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).

3. The area statement and Fee Payment Details for Industrial Building (Green Category – Leather Footwear and Leather Products) is as below.

Area Details:

S.No.	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built-up Area in Sq.m
BLOCK -1 (Factory)				
1.	Ground Floor	7888.31	-	7888.31
BLOCK -2 (SECURITY ROOM 1)				
1.	Ground Floor	51.83	-	51.83
BLOCK -3 (METER ROOM)				
1.	Ground Floor	119.00	-	119.00
BLOCK -4 (SECURITY ROOM 2)				
1.	Ground Floor	-	6.25	6.25
BLOCK -5 (PUMP ROOM)				
1.	Ground Floor	87.21	-	87.21
Total		8146.35	6.25	8152.60

FSI – 0.308

1. Scrutiny Fee – Rs. 56009.00, Dated: 21.04.2026.

(Receipt Number: 20260421835343, Transaction ID: 1724803876817)

2. Infrastructure and Amenities Charges – Rs. 1531636.00, Dated: 03.08.2026.

(Challan Number 20260803055543 Challan Date 03-Aug-2026 Payment Date 03-Aug-2026)

3. Centage Charge for Land – Rs. 600.00, Dated: 03.08.2026.

(Challan Number 20260803055543 Challan Date 03-Aug-2026 Payment Date 03-Aug -2026)

4. Centage Charge for Building – Rs.6000.00, Dated: 03.08.2026.

(Challan Number 20260803055543 Challan Date 03-Aug-2026 Payment Date 03-Aug -2026)

5. Display Board Charges– Rs.1500.00, Dated: 03.08.2026.

(Receipt Number: 20260803835343, Transaction ID: 5678519635956)

6. Development Charges for Building – Rs.40765.00, Dated: 03.08.2026.

(Receipt Number: 20260803835343, Transaction ID: 5678519635956)

7. Development Charges for Land – Rs.52938.00, Dated: 03.08.2026.

(Receipt Number: 20260803835343, Transaction ID: 5678519635956)

The Planning Permission issued with the following Special and General Conditions:

Special Conditions:

1. Conditions stipulated in the NOC cited in the reference 13 issued by District officer, District Fire and Rescue Services, Ranipet District is to be followed scrupulously.

2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

5. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc.) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site. If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

6. The provisions in the G.O.(Ms). No.17, Housing and Urban Development [UD4 (3)] Department dated:05.02.2016 relating to installation and use of solar energy system should be followed.

7. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's application (lease deed, sale deed, gift deed, etc.) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

8. As per Circular No. 05013/2015/MP, dated: 19.03.2015 of the Director of Urban Development, the floor area ratio (FSI) as per development control rules shall be displayed on a board visible to all public at the place of construction. Details of setbacks and parking should be established.
9. “This order is passed subject to the outcome of the writ petition W.P. (MD) No.8948 of 2019’.
10. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

General Conditions:

1. After the Assistant Director, Ranipet District Town and Country Planning Office has issued the technical permission, if (i) wrong information has been submitted by the applicant to obtain the technical permission or (ii) if the correct procedures as per law have not been followed, the Assistant Director has the right to change or cancel the technical permission based on the above reason.
2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant's.
3. Solar water heating system to be provided to the proposed Institutional Building& Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
4. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
5. The Open Space shown in the drawing should be left as it is.
6. No additions/alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. Rain water harvesting should be provided as per the directions mentioned in G.O. (Ms) No: 18 & G.O. (Ms) No: 16, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.

8. The Applicant's should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
9. Mosquito netting to be provided at OHT and well.
10. Fire rescue equipment should be provided as per Rules.
11. As per GO (Ms) No: 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials must be used for construction.
13. As per G.O.(Ms). No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
14. Government registered electrical Contractor must be employed for wiring works during construction.
15. Seismic Resistance Procedure to be Follow.
16. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
17. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by Local body (The Commissioner, Ranipet Municipality)if the construction is done with Additional/Deviation to be Approved plan before Levy of the applicable taxes.
18. The Applicants/developer and also the Architects/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
19. Setbacks should be retained as per Approval Drawing.

Copy To:

M/s. Jaeger Products Private Limited
represented by its director Mr. Rathinavel Baskaran,
No: 60 and 61,
Padavattamman Industrial Estate,
Pattravakkam, Chennai – 600098.

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.

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An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Guideline value by street

Guideline value by survey

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What the plan says can happen on this land.

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Chennai 600 097, India
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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.

