

PP

APPROVAL RECORD

# Planning Permission

Pillaipakkam

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

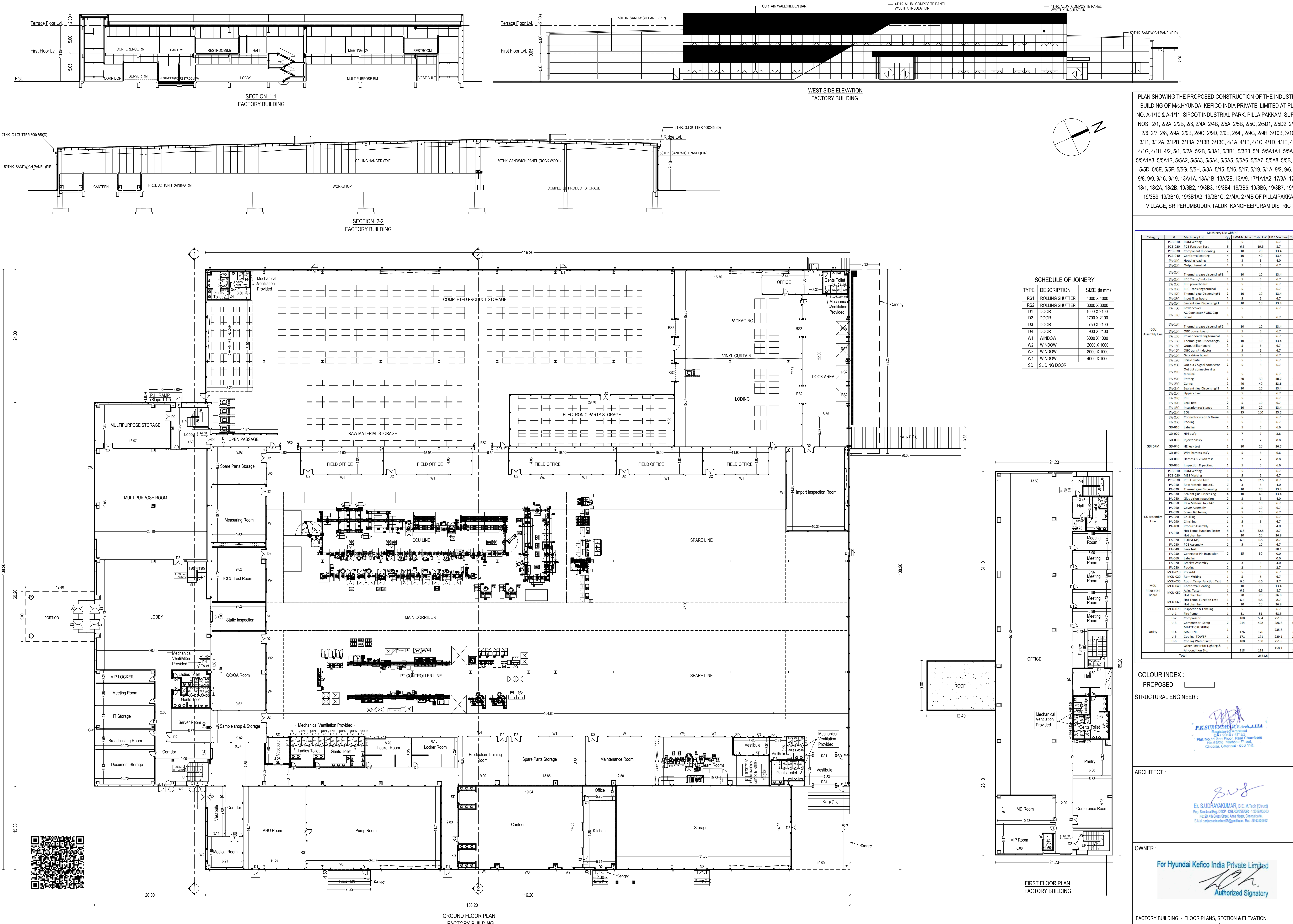
**Rural Panchayat**

PURPOSE

**Industrial**

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.



PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING OF M/s HYUNDAI KEFICO INDIA PRIVATE LIMITED AT PLOT NO. A-1/10 & A-1/11, SIPCOT INDUSTRIAL PARK, PILLAIAPAKKAM, SURVEY NOS. 2/1, 2/2A, 2/2B, 2/3, 2/4A, 2/4B, 2/5A, 2/5B, 2/5C, 2/5D1, 2/5D2, 2/5E1, 2/6, 2/7, 2/8, 2/9A, 2/9B, 2/9C, 2/9D, 2/9E, 2/9F, 2/9G, 2/9H, 3/10B, 3/10C, 3/11, 3/12A, 3/12B, 3/13A, 3/13B, 3/13C, 4/1A, 4/1B, 4/1C, 4/1D, 4/1E, 4/1F, 4/1G, 4/1H, 4/2, 5/1, 5/2A, 5/2B, 5/3A1, 5/3B1, 5/3B3, 5/4, 5/5A1A1, 5/5A1A2, 5/5A1A3, 5/5A1B, 5/5A2, 5/5A3, 5/5A4, 5/5A5, 5/5A6, 5/5A7, 5/5A8, 5/5B, 5/5C, 5/5D, 5/5E, 5/5F, 5/5G, 5/5H, 5/8A, 5/15, 5/16, 5/17, 5/19, 6/1A, 9/2, 9/6, 9/7, 9/8, 9/9, 9/16, 9/19, 13A/1A, 13A/1B, 13A/2B, 13A/9, 17/1A1A2, 17/3A, 17/3B, 18/1, 18/2A, 18/2B, 19/3B2, 19/3B3, 19/3B4, 19/3B5, 19/3B6, 19/3B7, 19/3B8, 19/3B9, 19/3B10, 19/3B1A3, 19/3B1C, 27/4A, 27/4B OF PILLAIAPAKKAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

COLOUR INDEX : PROPOSED

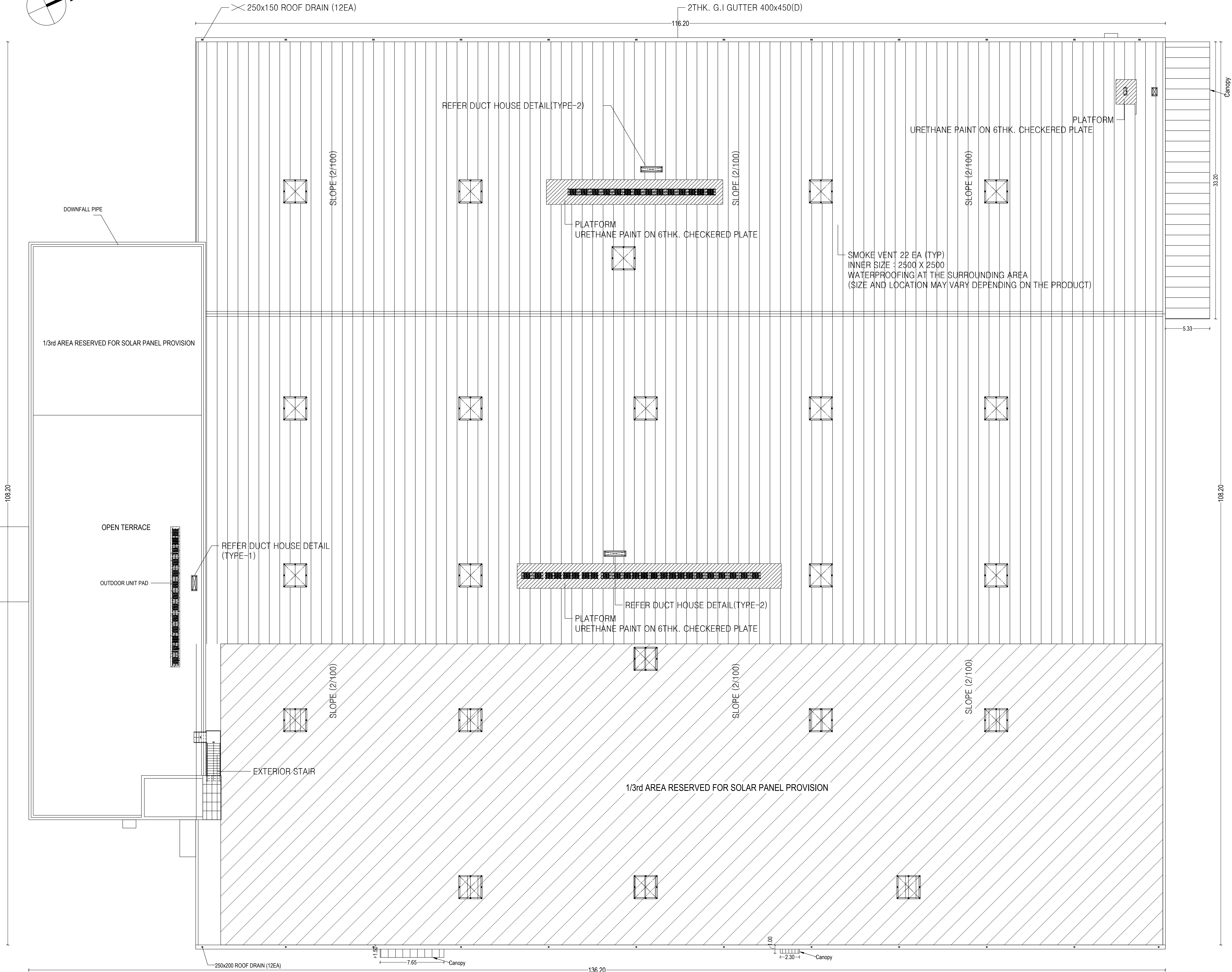
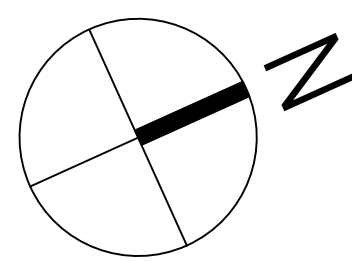
STRUCTURAL ENGINEER :

ARCHITECT :

OWNER :

For Hyundai Kefico India Private Limited

Authorized Signatory



ROOF PLAN  
FACTORY BUILDING

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING OF M/s HYUNDAI KEFICO INDIA PRIVATE LIMITED AT PLOT NO. A-1/10 & A-1/11, SIPCOT INDUSTRIAL PARK, PILLAIAPPAKKAM, SURVEY NOS. 2/1, 2/2A, 2/2B, 2/3, 2/4A, 2/4B, 2/5A, 2/5B, 2/5C, 2/5D1, 2/5D2, 2/5E1, 2/6, 2/7, 2/8, 2/9A, 2/9C, 2/9D, 2/9E, 2/9F, 2/9G, 2/9H, 3/10B, 3/10C, 3/11, 3/12A, 3/12B, 3/13A, 3/13B, 3/13C, 4/1A, 4/1B, 4/1C, 4/1D, 4/1E, 4/1F, 4/1G, 4/1H, 4/2, 5/1, 5/2A, 5/2B, 5/3A1, 5/3B1, 5/3B3, 5/4, 5/5A1A1, 5/5A1A2, 5/5A1A3, 5/5A1B, 5/5A2, 5/5A3, 5/5A4, 5/5A5, 5/5A6, 5/5A7, 5/5A8, 5/5B, 5/5C, 5/5D, 5/5E, 5/5F, 5/5G, 5/5H, 5/8A, 5/15, 5/16, 5/17, 5/19, 6/1A, 9/2, 9/6, 9/7, 9/8, 9/9, 9/16, 9/19, 13A/1A, 13A/1B, 13A/2B, 13A/9, 17/1A1A2, 17/3A, 17/3B, 18/1, 18/2A, 18/2B, 19/3B2, 19/3B3, 19/3B4, 19/3B5, 19/3B6, 19/3B7, 19/3B8, 19/3B9, 19/3B10, 19/3B1A3, 19/3B1C, 27/4A, 27/4B OF PILLAIAPPAKKAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

COLOUR INDEX :  
PROPOSED

STRUCTURAL ENGINEER :

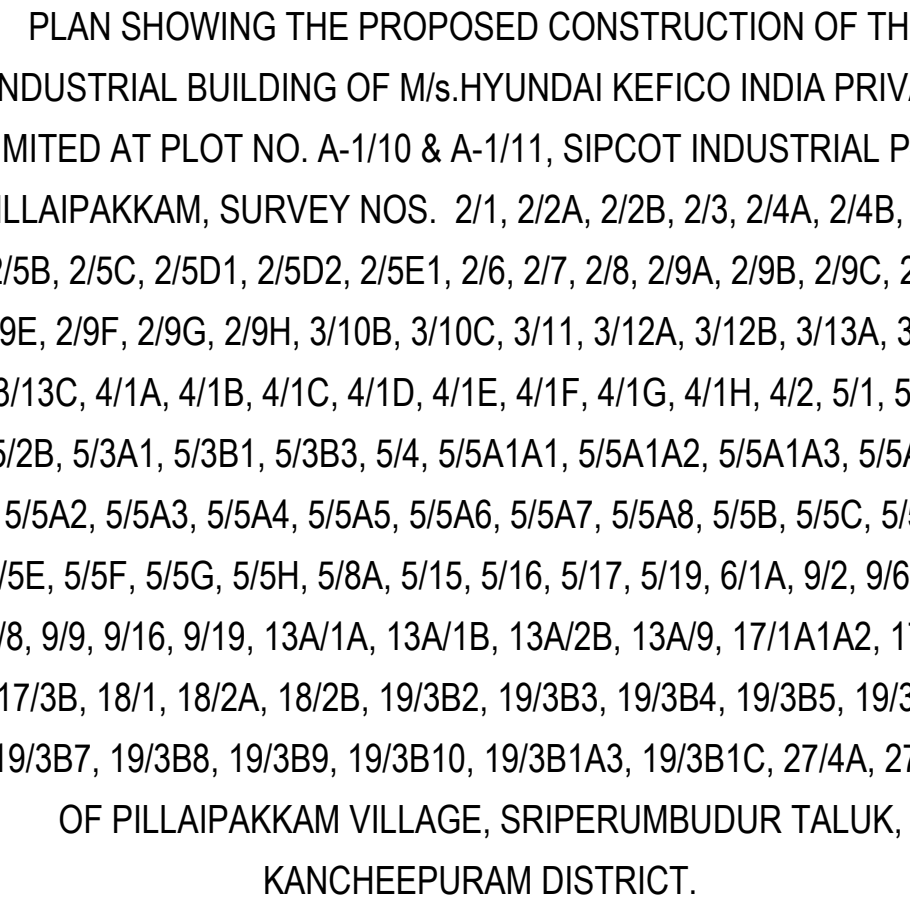
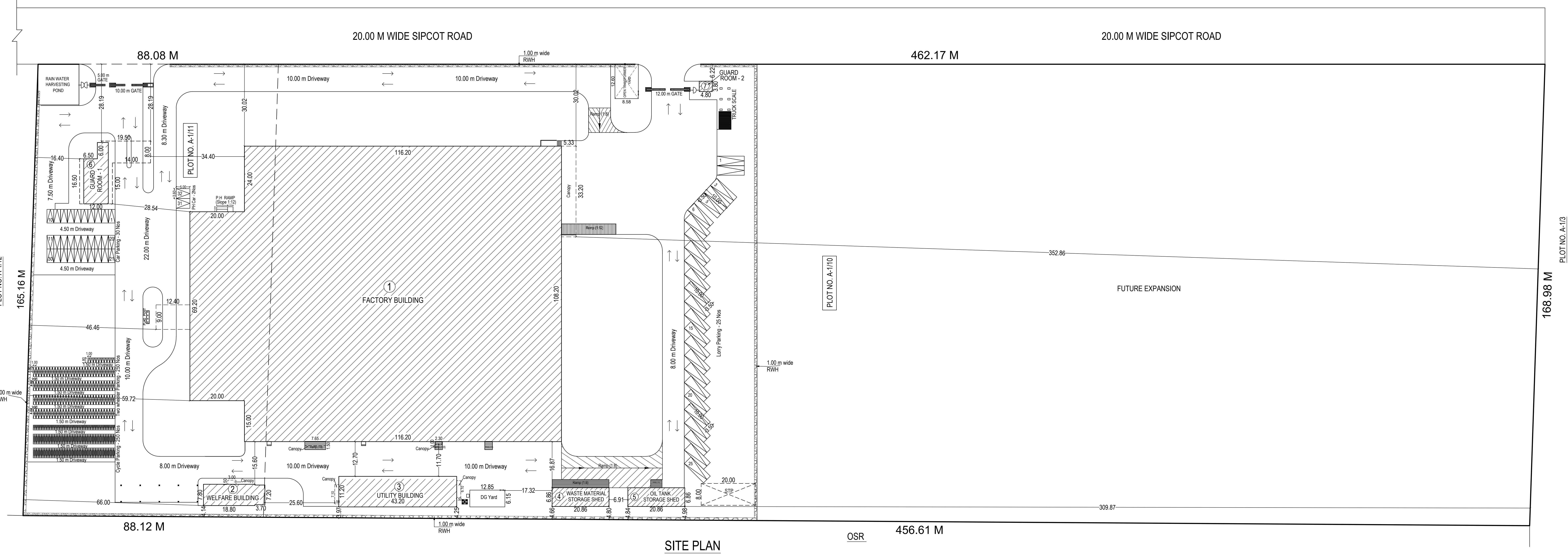
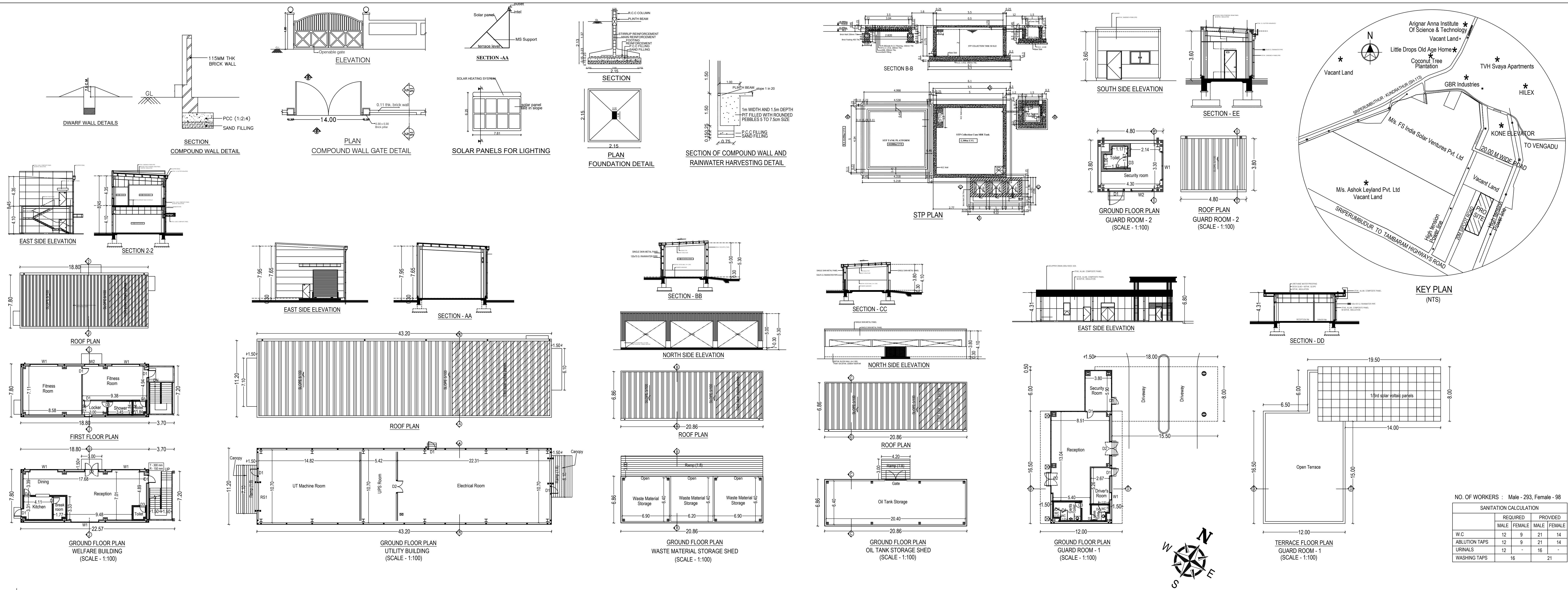
*P.K.SURESH*  
P.K.SURESH, R. Lakshmi  
Registered Architect  
CA/2010/47142  
Flat No.11, 2nd Floor, Regd. Chambers  
No.85/20, Madhav Nagar,  
Chennai - 600 112.

ARCHITECT :

*S.UDHAYAKUMAR*  
Er. S.UDHAYAKUMAR, B.E. M.Tech (Struct)  
Reg. Structural Eng. DTCP - COCHINGODEGAR - 1201905003  
No.20, 4th Cross Street, Anna Nagar, Chennai  
E Mail: arpanconstructs@gmail.com, Mob: 9443010192

OWNER :

For Hyundai Kefico India Private Limited  
*Authorized Signatory*



INDUSTRY CATEGORY : GREEN  
MANUFACTURING OF : Automobile Electrical & Electronics products  
like PT Controller, DPM, ECU, PCU, TCU, ICPU  
TOTAL NO. OF WORKERS : 391 (Male - 293, Female - 98)  
HORSE POWER : 3432.80

SIPCOT LAYOUT WAS APPROVED BY DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, CHENGALPATTU, VIDE APPROVAL NO : 104 / 2024, DATED : 06.09.2024

| AREA STATEMENT :-                                             |                             |                  |                      |                       |
|---------------------------------------------------------------|-----------------------------|------------------|----------------------|-----------------------|
| PLOT EXTENT (as per Lease deed) = 91458.96 Sq.m (22.60 Acres) |                             |                  |                      |                       |
| S.NO.                                                         | BUILDING NAME               | FSI AREA in sq.m | NON FSI AREA in sq.m | BUILT-UP AREA in sq.m |
| 1                                                             | FACTORY BUILDING            |                  |                      |                       |
|                                                               | Ground Floor -              |                  |                      |                       |
|                                                               | Factory Area - 12330.22     |                  |                      |                       |
| 2                                                             | WELFARE BUILDING            |                  |                      |                       |
|                                                               | Ground Floor -              |                  |                      |                       |
|                                                               | Office Area - 1469.12       |                  |                      |                       |
| 3                                                             | UTILITY BUILDING            |                  |                      |                       |
|                                                               | Ground Floor -              |                  |                      |                       |
|                                                               | Office Area - 1469.12       |                  |                      |                       |
| 4                                                             | WASTE MATERIAL STORAGE SHED |                  |                      |                       |
|                                                               | Ground Floor -              |                  |                      |                       |
|                                                               | Office Area - 1469.12       |                  |                      |                       |
| 5                                                             | OIL TANK STORAGE SHED       |                  |                      |                       |
|                                                               | Ground Floor -              |                  |                      |                       |
|                                                               | Office Area - 1469.12       |                  |                      |                       |
| 6                                                             | GUARD ROOM - 1              |                  |                      |                       |
|                                                               | Ground Floor -              |                  |                      |                       |
|                                                               | Office Area - 1469.12       |                  |                      |                       |
| 7                                                             | GUARD ROOM - 2              |                  |                      |                       |
|                                                               | Ground Floor -              |                  |                      |                       |
|                                                               | Office Area - 1469.12       |                  |                      |                       |
| 8                                                             | STP                         |                  |                      |                       |
|                                                               | Ground Floor -              |                  |                      |                       |
|                                                               | Office Area - 1469.12       |                  |                      |                       |
| TOTAL                                                         |                             | 17365.79         | -                    | 17365.79              |

TOTAL FSI AREA : 17365.79 sq.m  
FSI : 17365.79 / 91458.96 = 0.189

| PARKING STATEMENT :- |              |                |          |          |
|----------------------|--------------|----------------|----------|----------|
| S.No                 | VEHICLE TYPE | SIZE           | REQUIRED | PROVIDED |
| 1.                   | LORRY        | 3.50 x 10.00 m | 25 Nos   | 25 Nos   |
| 2.                   | TWO WHEELER  | 1.00 x 1.80 m  | 247 Nos  | 250 Nos  |
| 3.                   | CYCLE        | 0.58 x 1.80 m  | 247 Nos  | 250 Nos  |
| 4.                   | CAR          | 2.50 x 5.00 m  | 30 Nos   | 30 Nos   |

**SPECIFICATION**  
FOUNDATION : COLUMN FOOTING  
BRICK WORK : C.M. 1:6 FOR SUPER STRUCTURE  
PLASTERING : C.M. 1:5 FOR WALLS & 1:3 FOR CEILING  
CEMENT PAINT : 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING  
R.C.C. : 1:2:4 FOR SLAB & LINTEL  
WOOD WORKS : ALL WOOD WORKS IN BEST QUALITY TIMBER  
WEATHERING COURSE : BULLY LIME MORTAR OVER ROOF SLAB ONE LAYER OF COUNTRY TILES.

**COLOUR INDEX :**  
PROPOSED ☐  
ROAD ☐  
BOUNDARY ☐

STRUCTURAL ENGINEER :

**P.K.SURESH**  
Registered Professional Engineer  
CA / 2010 / 47153  
Flat No.11 2nd Floor, Real Chambers  
No.55/1 Madhav Nagar,  
Chennai - 600 112.

ARCHITECT :

**Er. S.UDHAYAKUMAR, B.E. M.Tech (Struct)**  
Reg. Structural Eng. DTCP - COIMBATORE - 1201955003  
No. 20, 4th Cross Street, Anna Nagar, Chennai-600 042.  
E-Mail : sjsudhaya@gmail.com, Mob : 9443019112

OWNER :

**For Hyundai Kefico India Private Limited**  
**Authorized Signatory**

SITE PLAN  
SCALE : 1:400  
SHEET NO. 1/3

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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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.

