PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

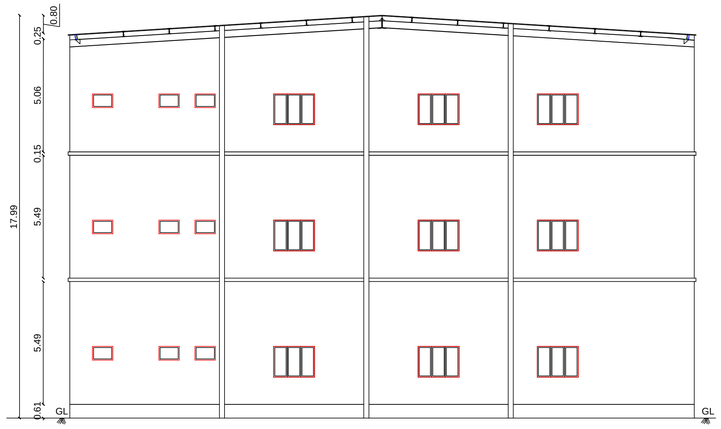
ISSUING AUTHORITY
DTCP

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

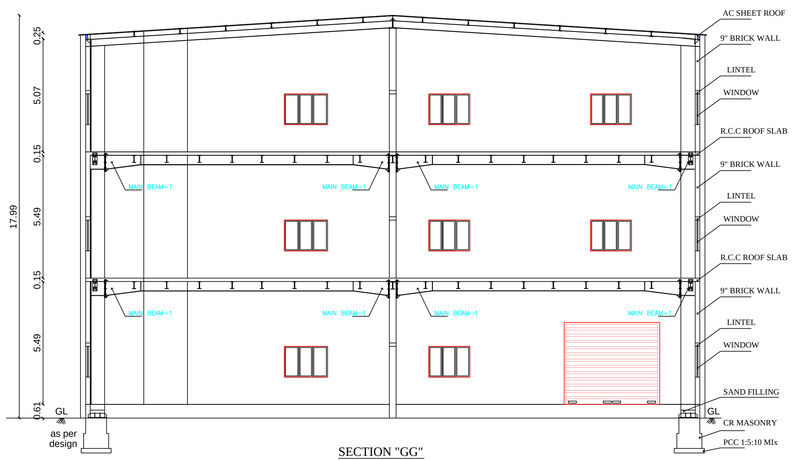
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

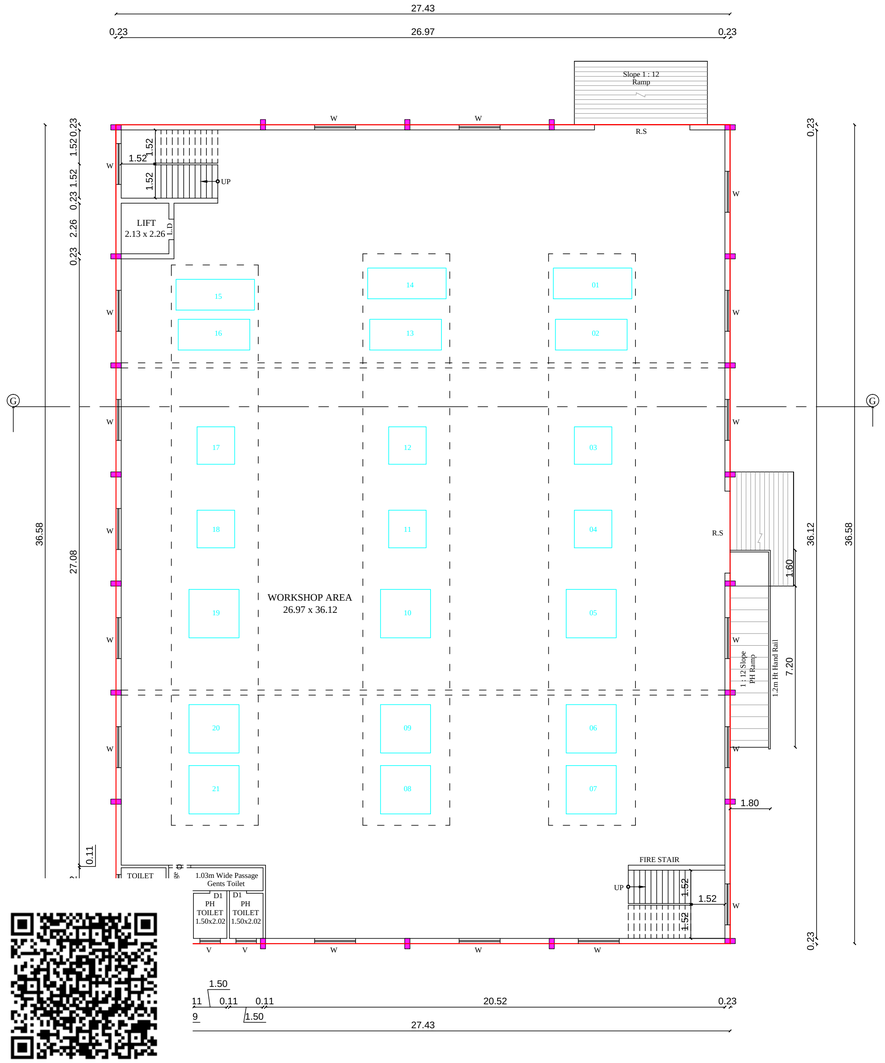
hello@verified.realestate
+91 9996 12 9996
verified.realestate



ELEVATION
BLOCK No : 09

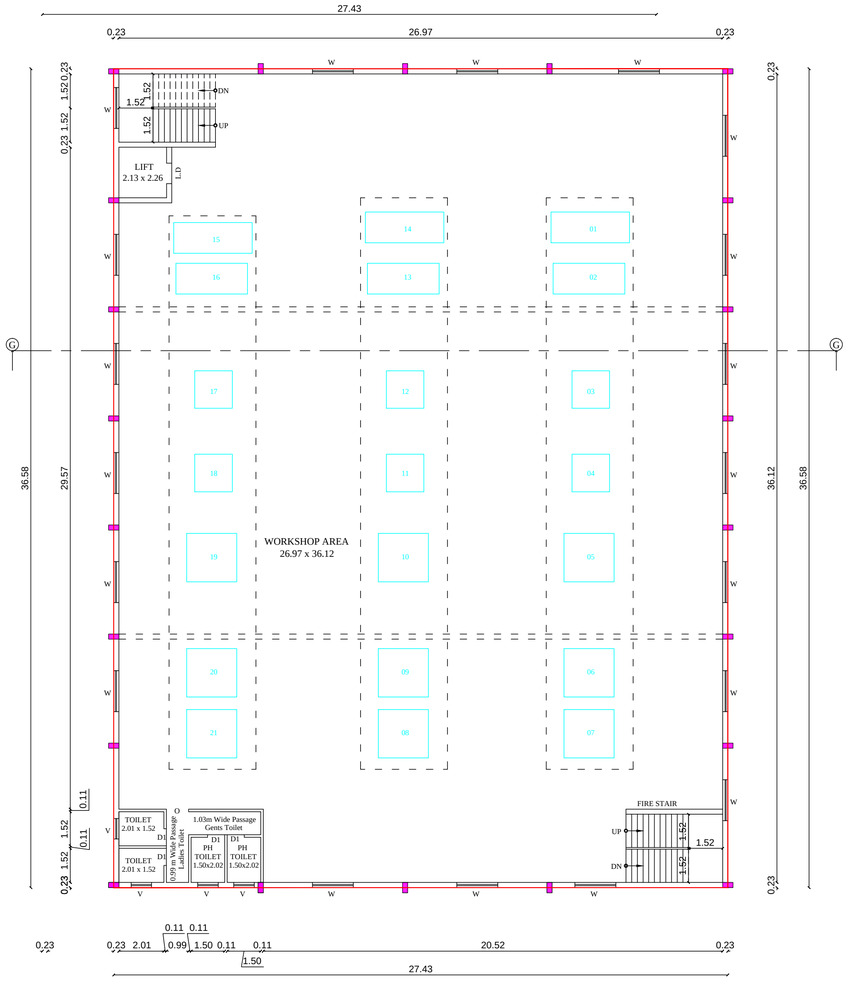


SECTION "GG"
BLOCK No : 09



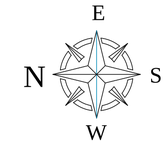
GROUND FLOOR PLAN

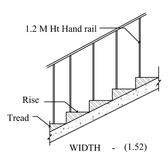
PROPOSED BLOCK - 09 (CNC Machineries Block)



TYPICAL FIRST & SECOND FLOOR PLAN

PROPOSED BLOCK - 09 (CNC Machineries Block)





WIDTH - (1.52)
TREAD - (0.30)
RISE - (0.15)

STAIR-CASE - 1

(NOT TO SCALE)

PLAN SHOWING THE REVISED & PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING IN S.F.No - 112 , THENNAMPALAYAM ROAD OF No 9 ARASUR VILLAGE AND PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

For : M/S. STEER ENGINEERING (P) LIMITED

ORANGE INDUSTRY - Light Engineering industry excluding fabrication & forging

Arasur Village Master Plan Classification - (Industrial)

JOINERIES DETAILS

RS1	ROLLING SHUTTER	4.07 x 4.57
RS2	ROLLING SHUTTER	6.07 x 4.57
RS	ROLLING SHUTTER	1.83 x 2.44
D	DOOR	1.22 x 2.13
W	WINDOW	1.52 x 1.52
D1	DOOR	0.91 x 2.13
V	VENTILATOR	0.75 x 0.61

MACHINERIES POWER DETAILS

S.NO	MACHINE NAME	NO'S	EACH POWER IN HP	TOTAL POWER IN HP
1	HMC M/C	1	120.00	120.00
2	VMC M/C	2	24.00	48.00
3	HMC M/C	1	75.00	75.00
4	RADIAL DRILLING	3	10.00	30.00
5	RADIAL DRILLING	1	2.50	2.50
6	CYLINDERICAL GRINDER	1	6.50	6.50
7	SURFACE GRINDING	3	4.00	12.00
8	SURFACE GRINDING	1	5.00	5.00
9	JIG BORING	1	33.50	33.50
10	HORIZONTAL BORING M/C	1	7.50	7.50
11	SPARKING M/C	3	10.00	30.00
12	EDM WIRE CUTTING M/C	14	2.00	28.00
13	VMC M/C	2	24.00	48.00
14	HMC M/C	1	94.00	94.00
15	VERTICAL MILLING	2	10.00	20.00
16	SPM MILLING M/C	1	12.00	12.00
17	BFW	2	5.00	10.00
18	DRO MILLING M/C	2	5.00	10.00
19	LATHE	1	15.00	15.00
20	LATHE	1	5.00	5.00
21	CMM M/C	1	4.00	4.00
22	JIG GRINDING M/C	4	10.00	40.00
23	TOOL GRINDING M/C	1	1.00	1.00
24	TESTING DYNAMOMETER	2	--	--
25	ACT SPARKING	1	5.00	5.00
26	SODICK	1	15.00	15.00
27	JIG BORING M/C	1	34.00	34.00
28	JIB CRANE	3	3.00	9.00
29	COOLING TOWER	2	3.00	6.00
30	HOIST CRANE	1	2.00	2.00
31	OIL MOTOR	1	0.50	0.50
32	GENERATOR(stand by)	1	377 KVA	377 KVA
33	GENERATOR(stand by)	1	125 KVA	125 KVA
34	GENERATOR(stand by)	1	250 KVA	250 KVA
35	MONO RAIL	1	--	--
36	WELDING M/C	3	3.00	9.00
37	FURNACE	1	20.00	20.00
38	AIR COMPRESSOR	1	25.00	25.00
39	EOT CRANE	1	10.00	10.00

NOTE

1.ALL DIMENSIONS ARE IN METRES.

2.ALL DOORS & WINDOWS ARE OPENABLE OUTWARDS ONLY

3.ALL M/C ARE SPACED 1.00M AWAY FROM THE WALL

4.MINIMUM MOVING SPACE 0.61M PROVIDED LEFT AROUND THE MACHINE

REFERENCE —— ExIS.MACHINE

STRUCTURAL ENGINEER

Er.M.LOGANATHAN
LPA/SE/GR-1/074/2024

M. LOGANATHAN, B.E., M.I.E.(I), M.I.S.E.(I), M.I.V.(I)
CHARTERED ENGINEER (INDIA) AM-74664
PWD Class 1A Pannel Approved Engineer
SP Arcade, 303, 3rd Floor, Sarojini Street,
Ram Nagar, Coimbatore - 641 009.
Cell : 98430 76865.

APPLICANT

M/S STEER ENGINEERING

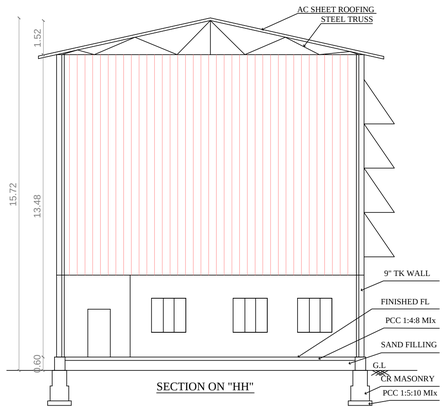
For STEER ENGINEERING PVT. LTD.
Director

REGISTERED ENGINEER

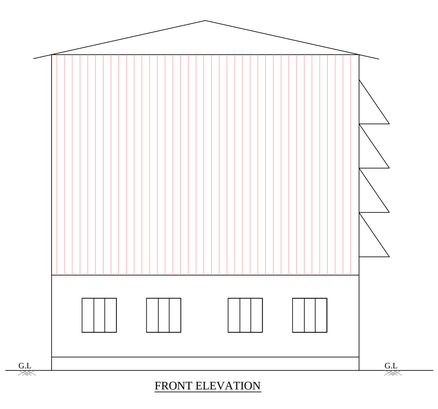
Er.R.RAGUPATHY
LPA/RE/GR-II/011/2024

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54,1st Floor,Bharathi Park 7th Cross,Near ICICI Bank,
GCT, Coimbatore - 641 043,Cell: 91-97902 33333
LBS No : GR11.857.3PR.LPA/RE/GR-II/011/2024

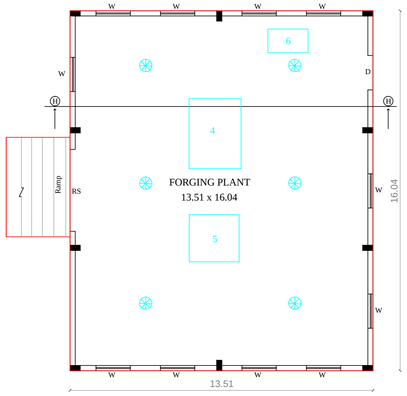
BLOCK : 9 | SHEET No : 6 / 6



SECTION ON "HH"



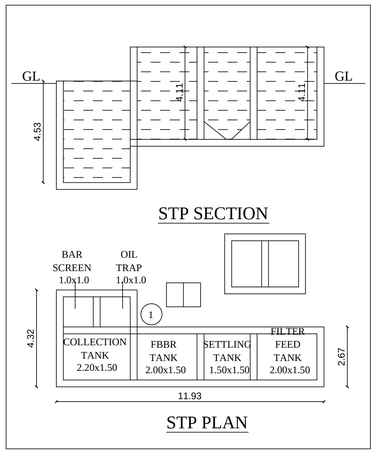
FRONT ELEVATION



GROUND FLOOR PLAN

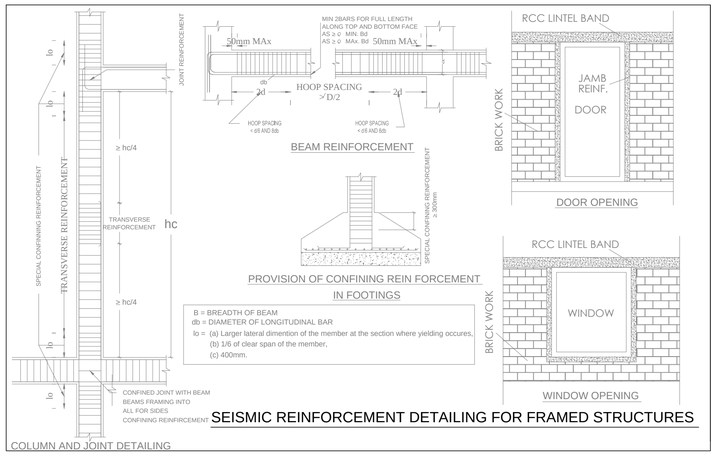
BLOCK 7 (FORGING PLANT)



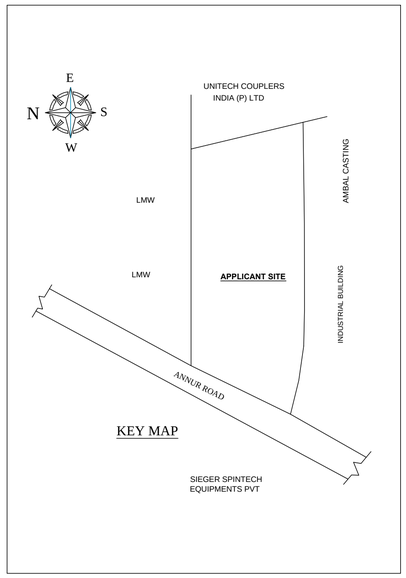


STP SECTION

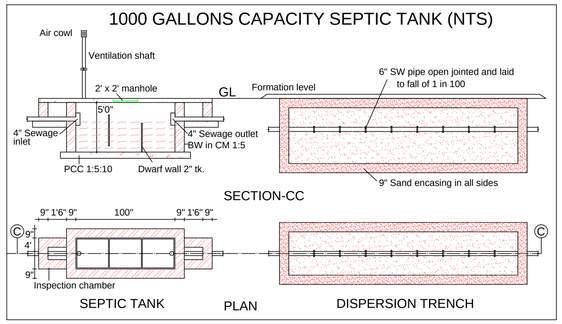
STP PLAN



SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES



KEY MAP



PLAN SHOWING THE REVISED & PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING IN S.F.No - 112 , THENNAMPALAYAM ROAD OF No 9 ARASUR VILLAGE AND PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

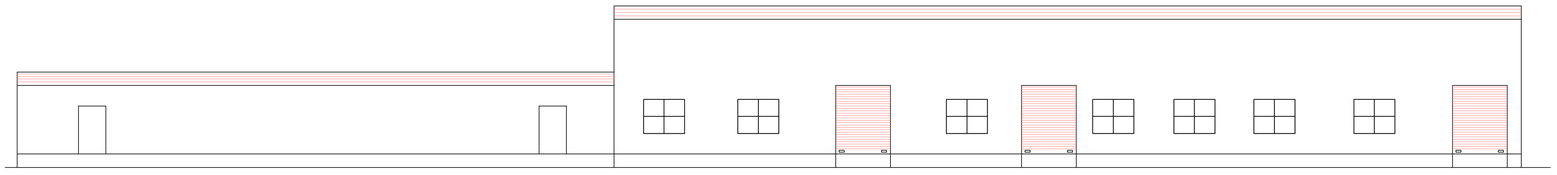
For : M/S. STEER ENGINEERING (P) LIMITED

ORANGE INDUSTRY - Light Engineering industry excluding fabrication & forging

Arasur Village Master Plan Classification - (Industrial)

JOINERIES DETAILS

RS1	ROLLING SHUTTER	4.07 x 4.57
RS2	ROLLING SHUTTER	6.07 x 4.57
RS	ROLLING SHUTTER	1.83 x 2.44
D	DOOR	1.22 x 2.13
W	WINDOW	1.52 x 1.52
W1	WINDOW	1.83 x 1.52
D1	DOOR	0.91 x 2.13
V	VENTILATOR	0.75 x 0.61

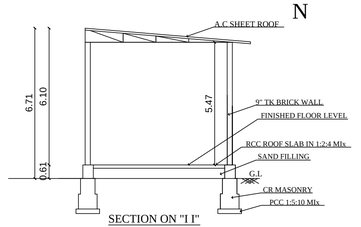


GROUND FLOOR PLAN

BLOCK 8 (HEAT & CUTTING TREATMENT)

FRONT ELEVATION BLOCK 8 (HEAT & CUTTING TREATMENT)





SECTION ON "I I"

NOTE

1.ALL DIMENSIONS ARE IN METRES.

2.ALL DOORS & WINDOWS ARE OPENABLE OUTWARDS ONLY

3.ALL M/C ARE SPACED 1.00M AWAY FROM THE WALL

4.MINIMUM MOVING SPACE 0.61M PROVIDED LEFT AROUND THE MACHINE

REFERENCE —— ExIS.MACHINE

STRUCTURAL ENGINEER

Er.M.LOGANATHAN
LPA/SE/GR-1/074/2024

M. LOGANATHAN B.E., CHARTERED ENGINEER (INDIA) AM-74664
PWD Class 1A Pannel Approved Engineer
SP Arcade, 303, 3rd Floor, Sarasojini Street, Ram Nagar, Coimbatore - 641 009.
Cell : 98430 76865.

APPLICANT

M/S STEER ENGINEERING

For STEER ENGINEERING PVT. LTD.
Director

REGISTERED ENGINEER

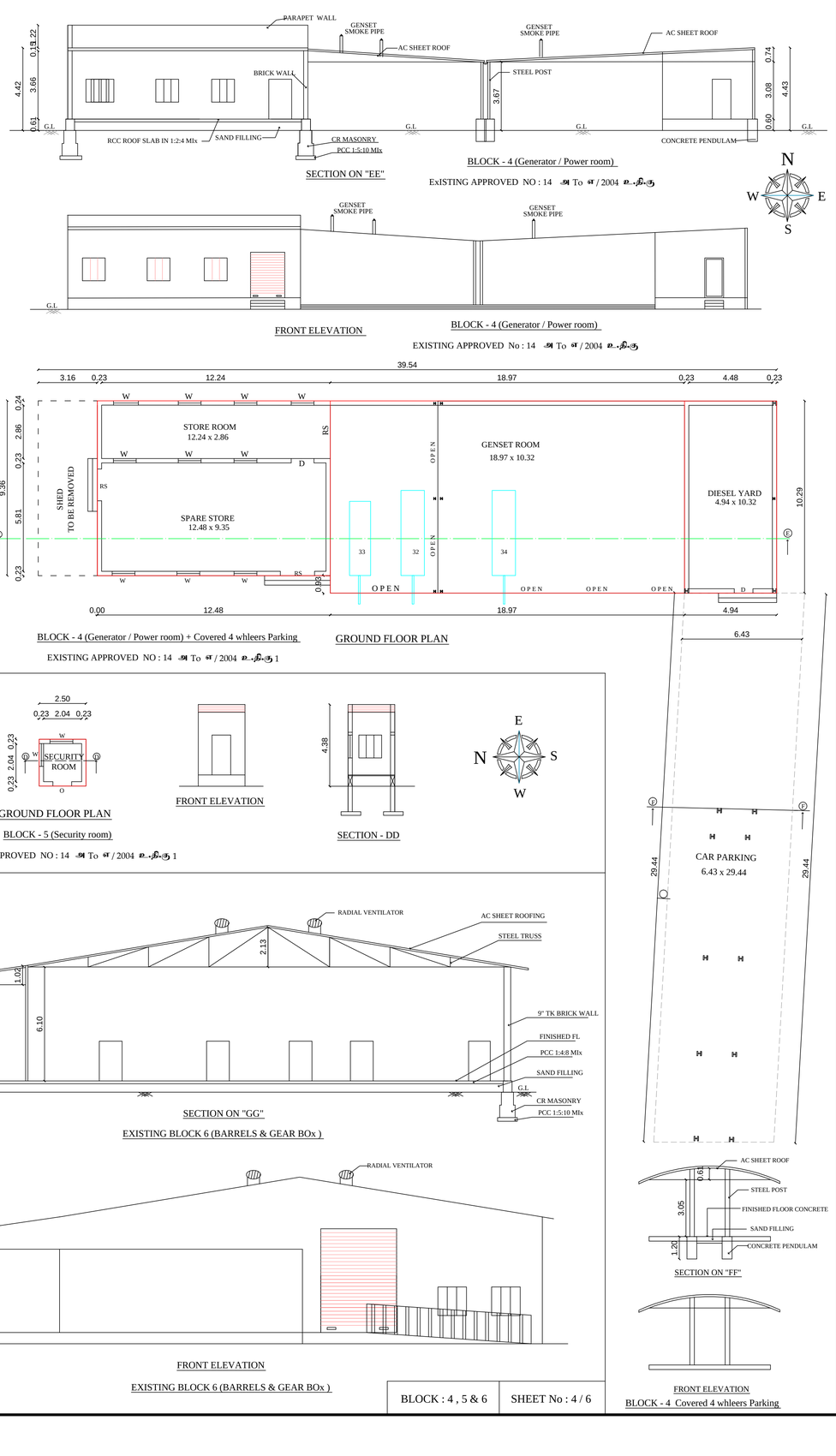
Er.R.RAGUPATHY
LPA/RE/GR-II/011/2024

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54,1st Floor,Bharathi Park 7th Cross,Near ICICI Bank,
GCT, Coimbatore - 641 043,Cell: 91-97902 33332
LBS No : GR11.857.3rd/LPA/RE/GR-II/011/2024

BLOCK : 7 & 8

SHEET No : 5 / 6





PLAN SHOWING THE REVISED & PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING IN S.F.No - 112 , THENNAMPALAYAM ROAD OF No 9 ARASUR VILLAGE AND PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

For : M/S. STEER ENGINEERING (P) LIMITED

ORANGE INDUSTRY - Light Engineering industry excluding fabrication & forging

Arasur Village Master Plan Classification - (Industrial)

JOINERIES DETAILS

RS1	ROLLING SHUTTER	4.07 x 4.57
RS2	ROLLING SHUTTER	6.07 x 4.57
RS	ROLLING SHUTTER	1.83 x 2.44
D	DOOR	1.22 x 2.13
W	WINDOW	1.52 x 1.52
D1	DOOR	0.91 x 2.13
V	VENTILATOR	0.75 x 0.61

MACHINERIES POWER DETAILS

S.NO	MACHINE NAME	NO'S	EACH POWER IN HP	TOTAL POWER IN HP
1	HMC M/C	1	120.00	120.00
2	VMC M/C	2	24.00	48.00
3	HMC M/C	1	75.00	75.00
4	RADIAL DRILLING	3	10.00	30.00
5	RADIAL DRILLING	1	2.50	2.50
6	CYLINDERICAL GRINDER	1	6.50	6.50
7	SURFACE GRINDING	3	4.00	12.00
8	SURFACE GRINDING	1	5.00	5.00
9	JIG BORING	1	33.50	33.50
10	HORIZONTAL BORING M/C	1	7.50	7.50
11	SPARKING M/C	3	10.00	30.00
12	EDM WIRE CUTTING M/C	14	2.00	28.00
13	VMC M/C	2	24.00	48.00
14	HMC M/C	1	94.00	94.00
15	VERTICAL MILLING	2	10.00	20.00
16	SPM MILLING M/C	1	12.00	12.00
17	BFW	2	5.00	10.00
18	DRO MILLING M/C	2	5.00	10.00
19	LATHE	1	15.00	15.00
20	LATHE	1	5.00	5.00
21	CMM M/C	1	4.00	4.00
22	JIG GRINDING M/C	4	10.00	40.00
23	TOOL GRINDING M/C	1	1.00	1.00
24	TESTING DYNAMOMETER	2	--	--
25	ACT SPARKING	1	5.00	5.00
26	SODICK	1	15.00	15.00
27	JIG BORING M/C	1	34.00	34.00
28	JIB CRANE	3	3.00	9.00
29	COOLING TOWER	2	3.00	6.00
30	HOIST CRANE	1	2.00	2.00
31	OIL MOTOR	1	0.50	0.50
32	GENERATOR(stand by)	1	377 KVA	377 KVA
33	GENERATOR(stand by)	1	125 KVA	125 KVA
34	GENERATOR(stand by)	1	250 KVA	250 KVA
35	MONO RAIL	1	--	--
36	WELDING M/C	3	3.00	9.00
37	FURNACE	1	20.00	20.00
38	AIR COMPRESSOR	1	25.00	25.00
39	EOT CRANE	1	10.00	10.00
	TOTAL		792.50 HP.	1010.72 KVA

NOTE

1.ALL DIMENSIONS ARE IN METRES.

2.ALL DOORS & WINDOWS ARE OPENABLE OUTWARDS ONLY

3.ALL M/C ARE SPACED 1.00M AWAY FROM THE WALL

4.MINIMUM MOVING SPACE 0.61M PROVIDED LEFT AROUND THE MACHINE

REFERENCE —— ExIS.MACHINE

STRUCTURAL ENGINEER

Er.M.LOGANATHAN
LPA/SE/GR-1/074/2024

M. LOGANATHAN B.E., M.I.E.(I).,
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Cell : 98430 76865.

APPLICANT

M/S STEER ENGINEERING

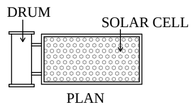
For STEER ENGINEERING PVT. LTD.
Director

REGISTERED ENGINEER

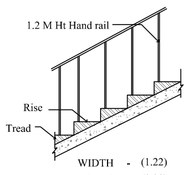
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GCT, Coimbatore - 641 043,Cell: 91-97902 33332
LBS No : GR11.857.2019.LPA/RE/GR-II/011/2024

BLOCK : 4 , 5 & 6 | SHEET No : 4 / 6



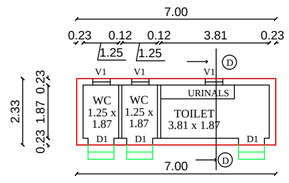
SOLAR WATER HEATER
DETAIL (NTS)
(PROVIDED ON THE TERRACE)



WIDTH - (1.22)
TREAD - (0.30)
RISE - (0.15)

STAIR-CASE - 1

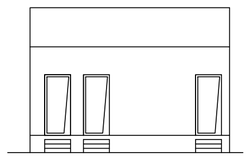
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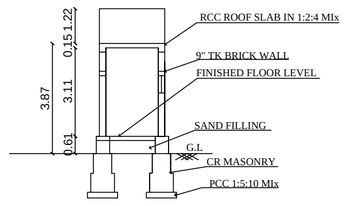
EXISTING GROUND FLOOR TOILET PLAN

BLOCK - 3 (Toilet building)

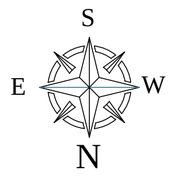
ExISTING APPROVED NO : 14 அ To ன / 2004 உ.தி.கு1



FRONT ELEVATION



SECTION "DD"

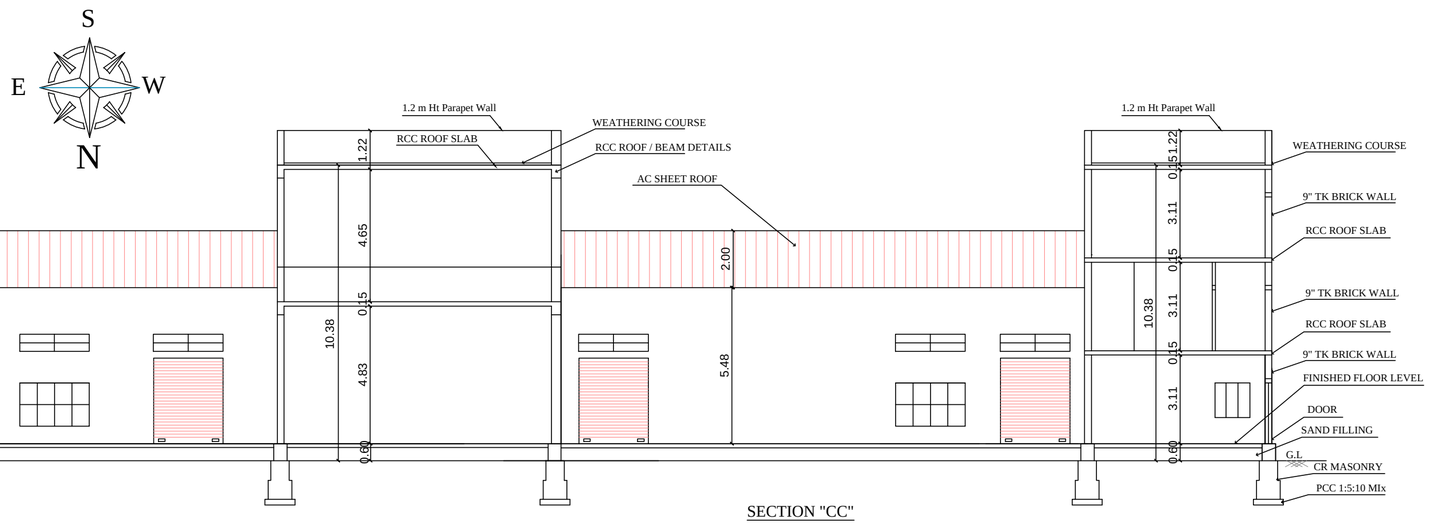


PLAN SHOWING THE REVISED & PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING IN S.F.No - 112 , THENNAMPALAYAM ROAD OF No 9 ARASUR VILLAGE AND PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

For : M/S. STEER ENGINEERING (P) LIMITED

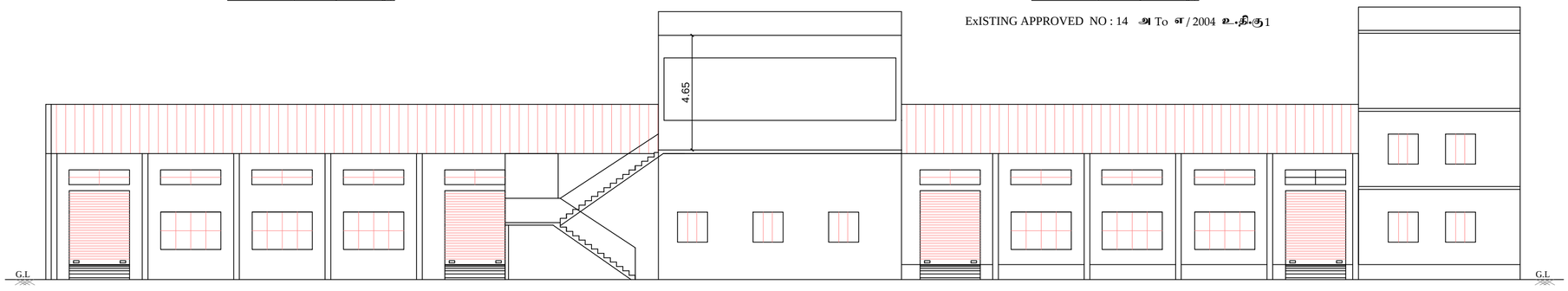
ORANGE INDUSTRY - Light Engineering industry excluding fabrication & forging

Arasur Village Master Plan Classification - (Industrial)



SECTION "CC"

BLOCK - 2 (Foundry building)

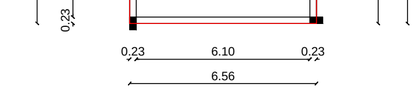


FRONT ELEVATION

BLOCK - 2 (Foundry building)

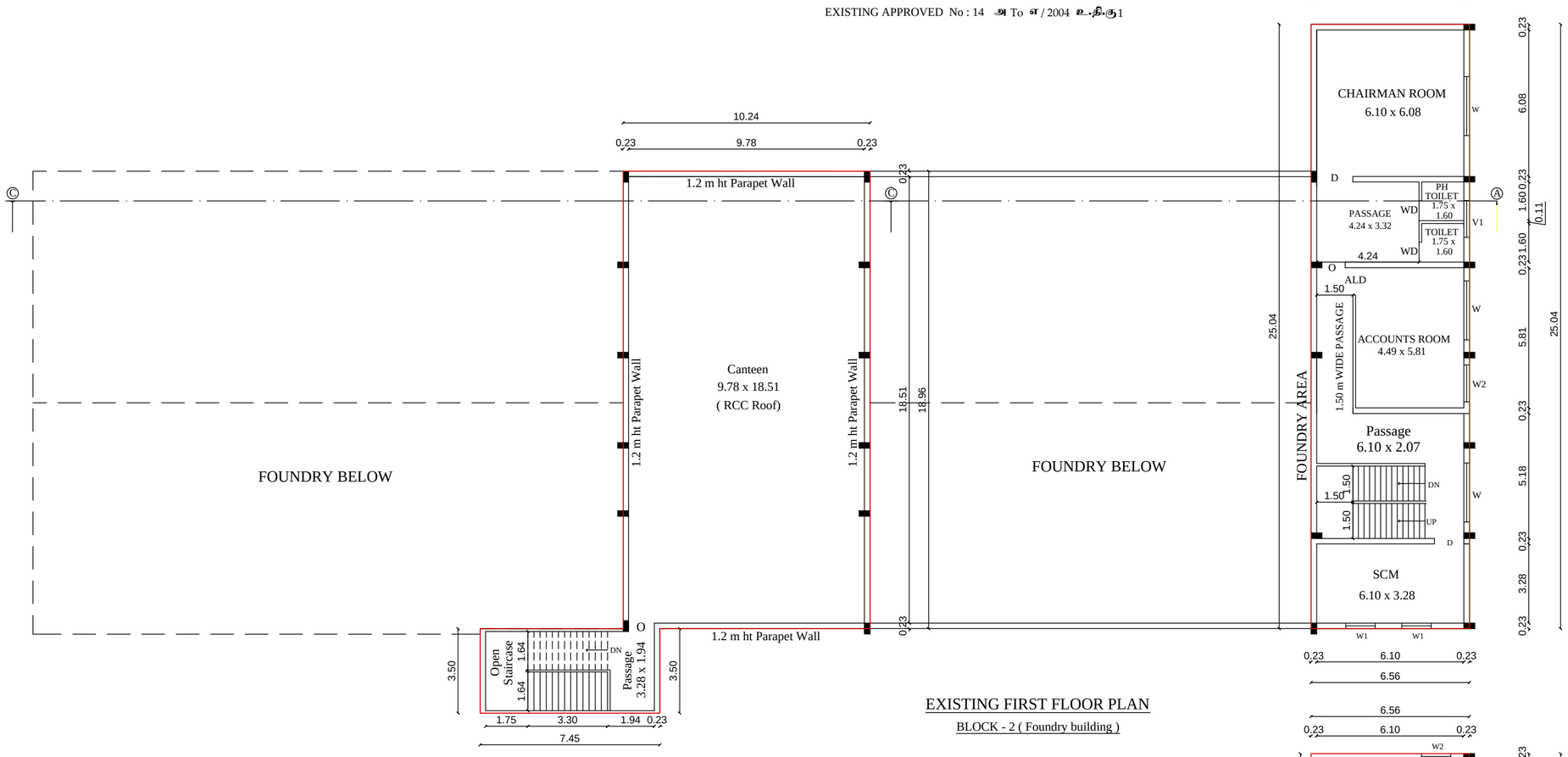
ExISTING APPROVED NO : 14 அ To ன / 2004 உ.தி.கு1

EXISTING APPROVED No : 14 அ To ன / 2004 உ.தி.கு1



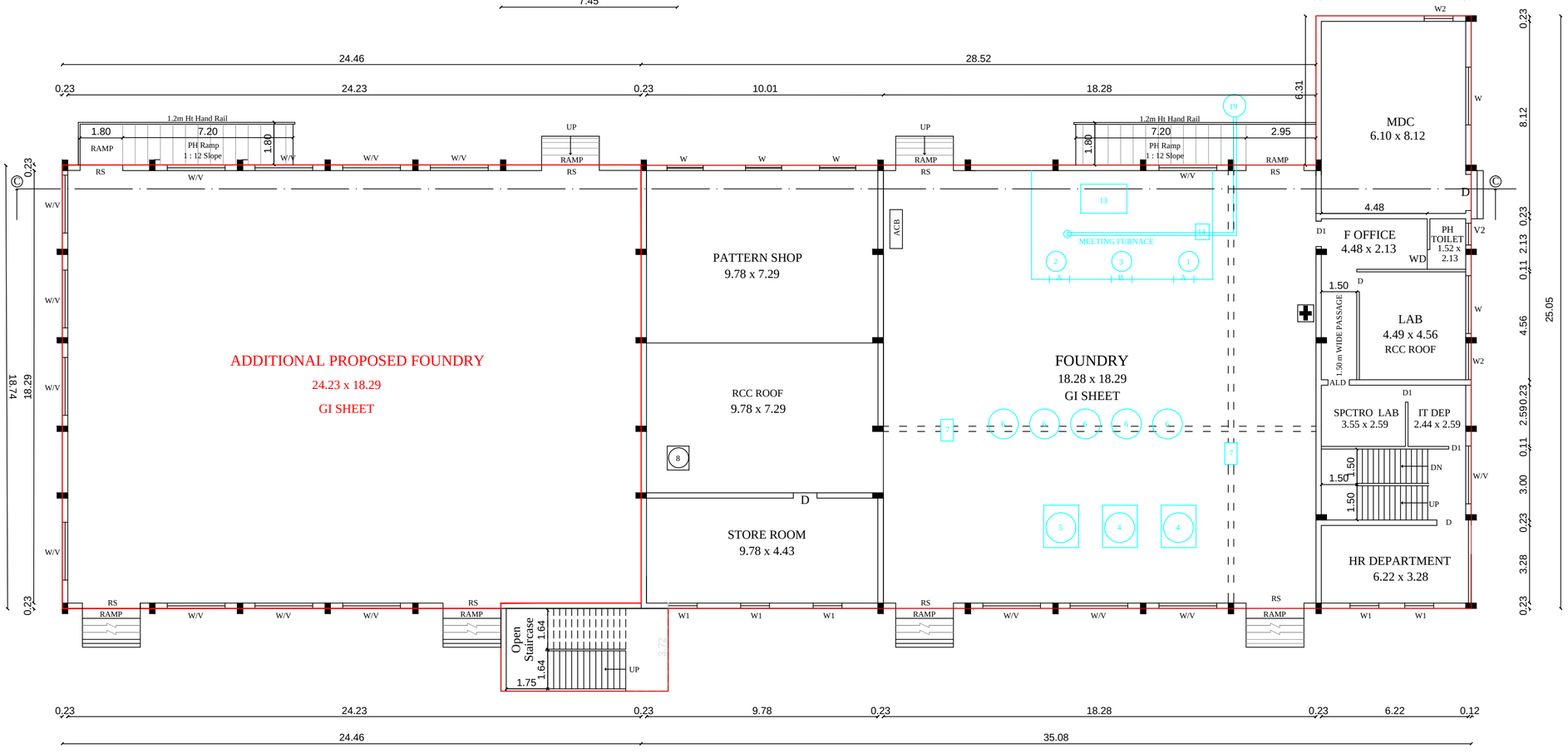
EXISTING SECOND FLOOR PLAN

BLOCK - 2 (Foundry building)



EXISTING FIRST FLOOR PLAN

BLOCK - 2 (Foundry building)



PROPOSED GROUND FLOOR PLAN

BLOCK - 2 (Additional Proposed Foundry building)

EXISTING GROUND FLOOR PLAN

BLOCK - 2 (Foundry building)

EXISTING APPROVED No : 14 அ To ன / 2004 உ.தி.கு1

JOINERIES DETAILS

RS	ROLLING SHUTTER	2.44 x 3.05
RS1	ROLLING SHUTTER	1.83 x 2.44
AD	ALU. DOOR	1.22 x 2.13
D	DOOR	1.22 x 2.13
D1	DOOR	0.91 x 2.13
W	WINDOW	2.44 x 1.51
W1	WINDOW	1.22 x 1.22
V1	VENTILATOR	0.75 x 0.61
V	VENTILATOR	2.45 x 0.61
W2	WINDOW	1.83 x 1.22

MACHINERIES POWER DETAILS

S.NO	MACHINE NAME	NO'S	EACH POWER IN HP	TOTAL POWER IN HP
1	INDUCTION FURNACE CRUCIBLE	1	80.00	80.00
2	INDUCTION FURNACE CRUCIBLE	1	169.00	169.00
3	INDUCTION FURNACE CRUCIBLE	1	169.00	169.00
4	THERMAL FURNACE	2	60.00	120.00
5	THERMAL FURNACE	1	80.00	80.00
6	SPIN CASTING M/C	5	7.50	37.50
7	OVER HEAD CRANE	2	5.00	10.00
8	CORE SAND MIxER	1	5.00	5.00
9	HEAT TREATMENT FURNACE	1	94.00	94.00
10	HEAT TREATMENT FURNACE	1	48.00	48.00
11	HEAT TREATMENT FURNACE	1	54.00	54.00
12	HOT AIR OVEN	1	46.50	46.50
13	POWER TRACK PANEL	1	3.00	3.00
14	HYDRAULIC MACHINE	1	1.00	1.00
15	COOLING TOWER	2	1.50	3.00
16	PUMP MOTOR	2	3.00	6.00
17	PUMP MOTOR	2	5.00	10.00
18	EMERGENCY MOTOR	1	5.00	5.00
19	POLLUTION BLOWER	1	7.50	7.50
20	WELDING MACHINE	1	12.00	12.00
21	JIB CRANE	1	3.00	3.00
22	FETTLING MACHINE	1	7.50	7.50
23	COSEN MACHINE	1	5.00	5.00
	TOTAL			(976.22 HP) = 728.26 KVA

NOTE

1.ALL DIMENSIONS ARE IN METRES.

2.ALL DOORS & WINDOWS ARE OPENABLE OUTWARDS ONLY

3.ALL M/C ARE SPACED 1.00M AWAY FROM THE WALL

4.MINIMUM MOVING SPACE 0.61M PROVIDED LEFT AROUND THE MACHINE

REFERENCE

—— ExIS.MACHINE

STRUCTURAL ENGINEER

Er.M.LOGANATHAN
LPA/SE/GR-1/074/2024

M. LOGANATHAN (M.E.,(P.hD)...
CHARTERED ENGINEER (INDIA) AM-74664
PWD Class 1A Pannel Approved Engineer
SP Arcade, 303, 3rd Floor, Saraojini Street,
Ram Nagar, Coimbatore - 641 009.
Cell : 98430 76865.

APPLICANT

M/S STEER ENGINEERING

For STEER ENGINEERING PVT. LTD.
Director

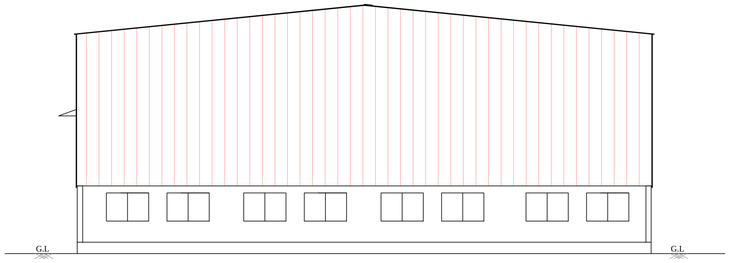
REGISTERED ENGINEER

Er.R.RAGUPATHY
LPA/RE/GR-II/011/2024

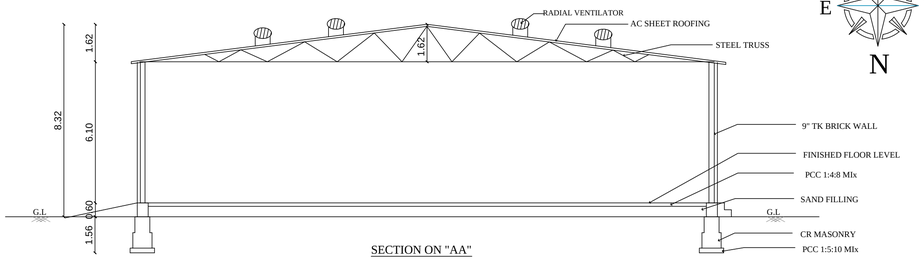
Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54,1st Floor,Bharathi Park 7th Cross,Near ICICI Bank,
GCT, Coimbatore - 641 043,Cell: 91-97902 33332
LBS No : GR11.057.2019.LPA/RE/GR-II/011/2024

BLOCK : 2 & 3

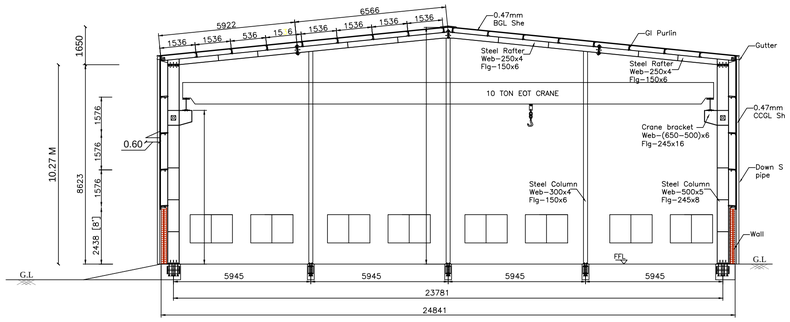
SHEET No : 3 / 6



EAST ELEVATION

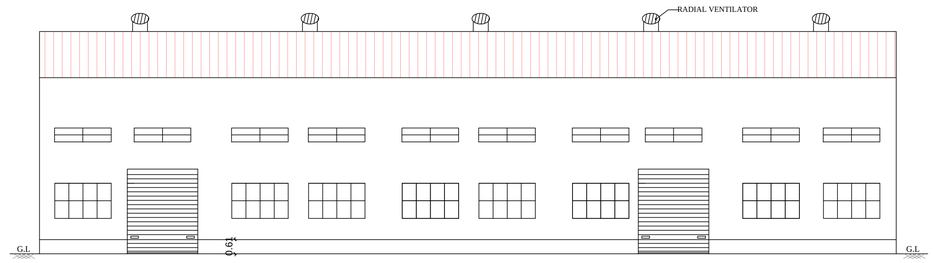


SECTION ON "AA"

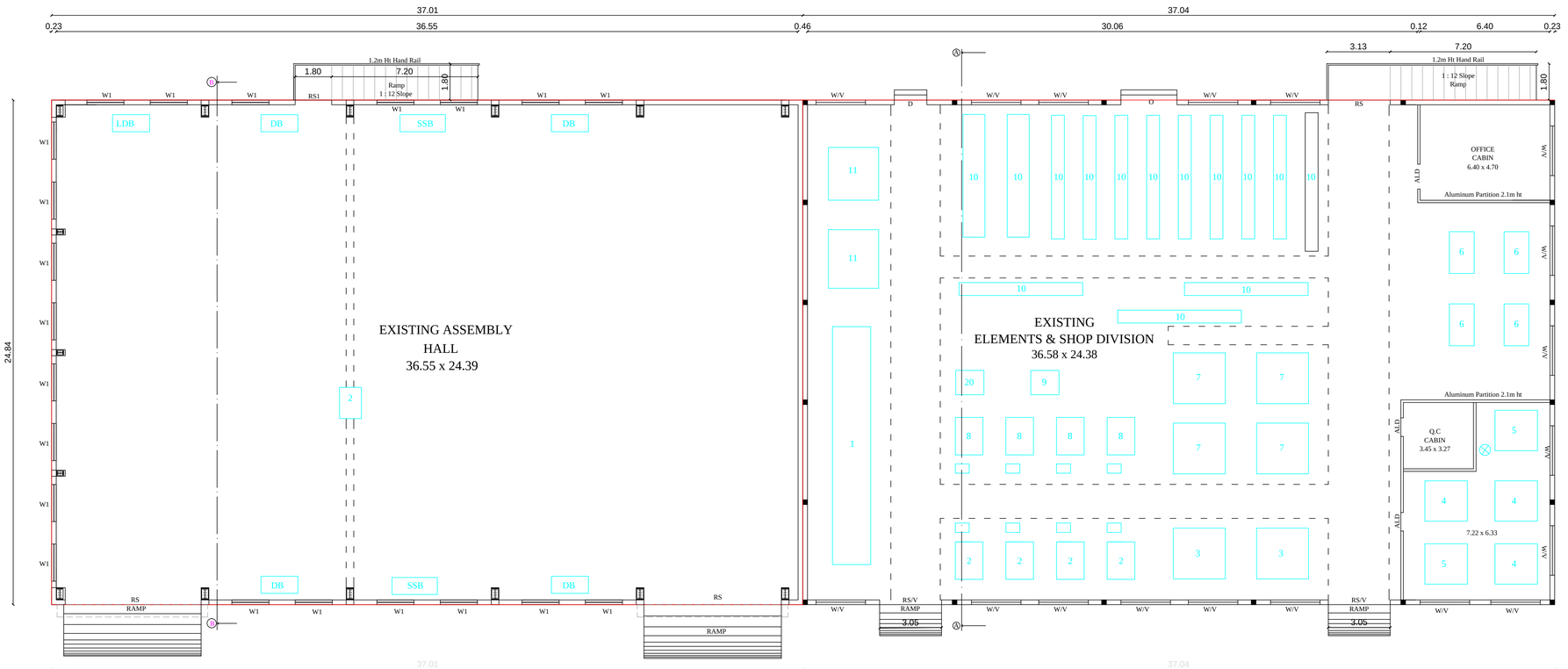


SECTION ON "BB"

ALL DIMENSIONS ARE IN MM



FRONT ELEVATION



EXISTING GROUND FLOOR PLAN

BLOCK - 1 (Machinery building)

EXISTING GROUND FLOOR PLAN

BLOCK - 1 (Machinery building)

EXISTING APPROVED NO : 14 -01 To 01 / 2004 [illegible]

PLAN SHOWING THE REVISED & PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING IN S.F.No - 112 , THENNAMPALAYAM ROAD OF No 9 ARASUR VILLAGE AND PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

For : M/S. STEER ENGINEERING (P) LIMITED

ORANGE INDUSTRY - Light Engineering industry excluding fabrication & forging

Arasur Village Master Plan Classification - (Industrial)

JOINERIES DETAILS

RS	ROLLING SHUTTER	3.05 x 3.05
AD	ALU. DOOR	1.22 x 2.13
D	DOOR	1.22 x 2.13
D1	DOOR	0.75 x 2.13
W	WINDOW	2.44 x 1.51
W1	WINDOW	1.83 x 1.51
W2	WINDOW	1.22 x 1.22
V	VENTILATOR	2.44 x 0.61
V1	VENTILATOR	0.61 x 0.61

MACHINERIES POWER DETAILS

NO	MACHINE NAME	No'S	EACH POWER IN HP	TOTAL POWER IN HP
1	SHAFT SPARKING M/C	1	10.00	10.00
2	BOAMA MACHINE	4	5.00	20.00
3	VMC MACHINE - LMW	2	33.00	66.00
4	ACT SPARKING M/C	3	2.00	6.00
5	SODICK EDM M/C	2	20.00	40.00
6	SURFACE GRINDING M/C	1	7.50	30.00
7	VMC MACHINE 1,2,3,4	4	33.00	132.00
8	EDM WIRE CUTTING M/C	4	5.00	20.00
9	CYLINDRICAL GRINDING M/C	1	5.00	5.00
10	SHAFT SPARKING M/C	14	6.70	93.80
11	CNC TURNING CENTER	2	33.00	66.00
12	CNC TURNING CENTER	1	37.50	37.50
13	SPM TURNING CENTER	1	33.00	33.00
14	BALAJI LATHE	2	5.00	10.00
15	TURRET LATHE	1	5.50	5.50
16	LATHE	4	2.50	10.00
17	HMT LATHE	1	5.50	5.50
18	BALAJI LATHE	1	3.30	3.30
19	NH26 LATHE	1	15.00	15.00
20	EDM M/C	1	2.00	2.00
21	AIR COMPRESSOR	1	15.00	15.00
	TOTAL			(625.00 HP) = 466.25 KVA

NOTE :

1.ALL DIMENSIONS ARE IN METRES.

2.ALL DOORS & WINDOWS ARE OPENABLE OUTWARDS ONLY

3.ALL M/C ARE SPACED 1.00M AWAY FROM THE WALL

4.MINIMUM MOVING SPACE 0.61M PROVIDED LEFT AROUND THE MACHINE

REFERENCE

ExIS.MACHINE

STRUCTURAL ENGINEER

Er.M.LOGANATHAN
LPA/SE/GR-1/074/2024

M. LOGANATHAN
CHARTERED ENGINEER (INDIA) AM-74964
PWD Class 1A Pannel Approved Engineer
SP Arcade, 303, 3rd Floor, Sarojini Street,
Ram Nagar, Coimbatore - 641 009.
Cell : 98430 76865.

APPLICANT

M/S STEER ENGINEERING

For STEER ENGINEERING PVT. LTD.
Director

REGISTERED ENGINEER

Er.R.RAGUPATHY
LPA/RE/GR-II/011/2024

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54,1st Floor,Bharathi Park 7th Cross,Near ICICI Bank,
GCT, Coimbatore - 641 043,Cell: 91-97902 33332
LBS No : BR11.857.2018.LPA/RE/GR-II/011/2024

BLOCK : 1

SHEET No : 2 / 6

LEGEND:

FMB SITE BOUNDARY
AS ON SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
EXISTING APPROVED BUILDINGS (14/2004)
ADDTINAL BUILDINGS
RAIN WATER PERCULATON TRENCH
EXISTING BUILDING TO BE REMOVED
DRIVE WAY
GREEN BELT (GARDEN)
INTERNAL DRIVEWAY

UNITECH COUPLERS INDIA (P) LTD
S.F.No : 128
107.0 m
25.0 m
51.6 m
OSR PROVIDED
Area : 2674.86 Sq m
109.15 m
24.5 m
L M W Industry
S.F.No : 113
S.F.No : 111
AMBAL CASTING
43.98
6.12
Driveway
6.05
RAMP
4.44
13.51
EXISTING
FORGING
PLANT
BLOCK - 7
16.04
Cycle parking 32.12 x 4.88
44.49
1.6 M Drive way
61
60
1
90
30
12.18
14.81
Garden
16.16
6.01
7.05
13.42
30.63
4.87
4.88
32.40
4.19
13.79
1.6 M Drive way
91
150
43.06
24.46
PROPOSED
FOUNDRY - 2
Ground floor
Existing GI sheet
To Be Removed
3.5
2.5
6.7
STP
3.6
Driveway
6.73
Staircase
Garden
OHT
To Be Removed
8.30
6.52
REVISED & ADDITIONAL
BARRELS & GEAR BOx
BLOCK - 6
49.67
23.14
42.55
REVISED & ADDITIONAL
FOUNDRY
BLOCK - 2
27.37
27.37
18.51
18.75
3.58
2.43
Existing GI sheet
To Be Removed
42.4 m
To Be Removed
Temple
To Be Removed
10.45
4.67
14.38
Garden
Driveway
Garden
3.39
TOILET
7.32
8.54
1.24
19.99
12.41
9.66
WELDING
9.66
11.63
19.99
To be removed
195.00 m
Garden
6.71
6.00
7.45
Driveway
6.00
6.95
Driveway
18.51
6.42
G+F+S
25.05
6.56
4.52
10.45
7.01
Garden
80.4 m
Rain Water Harvesting
S.F.No : 111
AMBAL CASTING
INDUSTRIAL BUILDING
27.43
PROPOSED
Machinery building
G + 2 Floors
BLOCK - 9
36.58
36.58
Ramp
6.04
Driveway
24.84
ADDITIONAL
EXISTING
ASSEMBLY HALL
BLOCK - 1
37.01
37.01
One Way Driveway
2.3
Block-3
TOILET
6.23
6.00
7.0
Shed
6.53
7.27
2.0
CUTTING SECTION
26.62
26.62
Rain Water Harvesting
11.76
27.43
22.72
6.04
8.79
24.84
24.84
9.86
7.27
29.44
2.0
DIESEL
YARD
4.94
CAR PARKING
6.43
10.29
BLOCK - 4
GENSET
ROOM
BLOCK - 4
18.97
39.54
2.0
10.29
6.38
Driveway
6.09
6.00
Garden
Garden
EXISTING
ELEMENTS & SHAFTS
BLOCK - 1
37.04
To Be Removed
One Way Driveway
HEAT TREATMENT
BLOCK - 8
17.72
40.86
6.01
33.4 m(As per FMB)
H
11.0 m
I
102.6 m (As on Site)
21.4
0.93
12.9
SPARE
STORE
12.48
9.36
Shed To
Be Removed
9.36
3.16
19.0
TRANSFORMER
YARD
18.3
2.0
4.94
8.55
11.2 m
11.2 m (As on Site)
9.2
4.2
8.5
7.6
9.6
Driveway
3.82
16.76
24.84
9.88
7.27
2.0
Shed
To Be Removed
6.00
To be
removed
6.6 m
Gate -1 & 2
6.00
Driveway
6.00
6.81
SECURITY
BLOCK - 5
2.5
2.8
3.02
2.0
To be
removed
TWO WHEELER
PARKING
Existing GI sheet
To Be Removed
3.50
3.50
3.50
10.00
10.00
10.00
32.4 m (As per FMB)
S.F.No : 111
INDUSTRIAL BUILDING
K
4.6
A
42.0 m (As per FMB)
S.F.No : 46
TO ANNUR
To Be Removed
M
ExISTING 12.1 M WIDE TAR ROAD
59.4 m
S.F.No : 46
THENAMPALAYAM RD
L

E
N
S
W

SAND BUCKET

FIRE ExTINGUISHER

TRIAL PIT
Loose soil
Soil mixed with gravel
Hard rock

Perforated cover
R.C.C.Slab (with holes)
0.1m
0.3m
1.1m
Sand
Brickbat Filter Media
1.5m
1m
(Not to scale)
RAIN WATER HARVESTING
RECHARGE TRENCH SECTION

Heat Radiation from SUN
Glass
Battery Kit
SOLAR PANNEL
To T.N.E.B GRID

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
EA :- EMERGENCY ALARAM PROVIDED. SAND BUCKTS PROVIDED.

SITE PLAN

SCALE 1:400

Special Condition:
The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

PLAN SHOWING THE REVISED & PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING IN S.F.No - 112 , THENNAMPALAYAM ROAD OF No 9 ARASUR VILLAGE AND PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

For : M/S. STEER ENGINEERING (P) LIMITED

ORANGE INDUSTRY - Light Engineering industry excluding fabrication & forging

Arasur Village Master Plan Classification - (Industrial)

SITE AREA DETAILS :

	AREA DETAILS
AREA OF SITE AS ON PATTA	24600.00 Sq.m
AREA DETAILS AS PER SITE	24196.93 Sq.m
AREA OF SITE (Super Impose)	24196.93 Sq.m
FLOOR WISE BREAKUP	Total
	Built Up

A . EXISTING BUILDING (APPROVED) No : 14 அ To எ / 2004 உ.தி.கு 1 Dt : 25/11/2004

BLOCK 1 (Machinery Building)	FSI (Sq.m)	Non-FSI (Sq.m)	Total Built Up Area (Sq.m)
AREA OF GROUND FLOOR	919.90	---	919.90
BLOCK 2 (Foundry Building)			
AREA OF GROUND FLOOR (Rcc Roof)	465.61	---	465.61
AREA OF GROUND FLOOR (Portico)	22.11	---	22.11
AREA OF GROUND FLOOR (Rcc Roof)	134.89	---	134.89
AREA OF FIRST FLOOR (Rcc Roof)	134.89	---	134.89
BLOCK 3 (Toilet Building)			
AREA OF GROUND FLOOR	16.07	---	16.07
BLOCK 4 (Generator / Power room)			
AREA OF GROUND FLOOR	82.87	---	82.87
BLOCK 5 (Security room)			
AREA OF GROUND FLOOR	14.31	---	14.31
TOTAL EXISTING APPROVED AREA	1790.65	---	1790.65

EXISTING AREA FSI = 1790.65 / 24196.93 = 0.07

B. REVISED BUILDING AREA DETAILS :

BLOCK 1 - (Machinery Building)			
GROUND FLOOR	1839.40	---	1839.40
BLOCK 2 (Foundry)			
AREA OF GROUND FLOOR	725.09	---	725.09
AREA OF FIRST FLOOR	384.48	---	384.48
AREA OF SECOND FLOOR	164.33	---	164.33
BLOCK 3 (Toilet Building)			
AREA OF GROUND FLOOR	16.30	---	16.30
BLOCK 4 (Generator / Power room)			
AREA OF GROUND FLOOR	362.84	---	362.84
BLOCK 5 (Security room)			
AREA OF GROUND FLOOR	6.25	---	6.25
BLOCK 6 (BARRELS & GEAR BOX)			
AREA OF GROUND FLOOR	1977.24	---	1977.24
BLOCK 7 (FORGING PLANT)			
AREA OF GROUND FLOOR	216.70	---	216.70
BLOCK 8 (HEAT & CUTTING TREATMENT)			
AREA OF GROUND FLOOR	490.58	---	490.58
Total Revised EXISTING area	6183.21	---	6183.21

C. PROPOSED BUILDING AREA DETAILS :

BLOCK 2 (Proposed addtional Foundry building)			
PROPOSED GROUND FLOOR	458.63	---	458.63
BLOCK 9 (Proposed addtional Foundry building)			
PROPOSED GROUND FLOOR (RCC)	1003.39	---	1003.39
PROPOSED FIRST FLOOR (RCC)	1003.39	---	1003.39
PROPOSED SECOND FLOOR (GI St)	1003.39	---	1003.39
Proposed building area	3468.80	---	3468.80
Total Built up area (B+C)	9652.01	---	9652.01

Total Existing Approved Area 14 அ To எ / 2004 உ.தி.கு 1 = 1790.65

Revised Approval Area =(Addtional+Proposed)-Existing Approved Area

Revised Approval Area = 9652.01 - 1790.65 = 7861.36 Sq.m

Revised FSI : 9652.01 / 24196.93 = 0.40

Total FSI : Existing+Revised/Additional

Total FSI : 0.07 + 0.32 = 0.40 < 1.50

OSR = 24196.93 x 10% = 2419.69 Sq.m < 2674.86 Sq.m
(Required) (Provided)

OSR AREA PROVIDED [1 2 3 4]= 2674.86 Sq.m

DESCRIPTION

Manufacturing industries, service industries

1 car space for every 150 sq.m of office floor area or part thereof and 1 two wheeler space &
1 cycle space for every 50 sq.m of workshop floor area or part thereof and
1 lorry space for every 750 sqm or workshop floor area or part thereof

PARKING STANDARDS AS PER TNCDBR 2019 - Corporation areas

Description	Lorry parking		Car parking		Two Wheeler	
	Required	Provided	Required	Provided	Required	Provided
Industries (9431.66 x 75 % Sqm) = 7073.75 Sq m	10 nos	11 nos	141 nos	156 nos	141 nos	150 nos

PLANNING PERMISSION ;

ONLINE APPLIATION No : SWP / BPA / 507924 / 2025

SITE BOUNDARY SHOWN AS "A TO M "

B.P / DTCP No : 459 / 2025

NOTE : ALL DIMENSIONS ARE IN FEET [METRE]
HORIZANTAL DIST. FROM ELEC. LINE : NIL
TP OR NTP AREA : NON SCHEME AREA

Total KVA = 2796.72 KVA
No of Labours = 500 No's

PROFESSIONAL DETAILS BASED ON FORM C

STRUCTURAL ENGINEER
Er.M.LOGANATHAN
LPA/SE/GR-I/074/2024

M. LOGANATHAN (M.E.,(Struct.),...)
CHARTERED ENGINEER (INDIA) AM-74664
PWD Class 1A Pannel Approved Engineer
SP Arcade, 303, 3rd Floor, Saraojini Street,
Ram Nagar, Coimbatore - 641 009.
Call - 98430 76865.

APPLICANT
M/S STEER ENGINEERING

For STEER ENGINEERING PVT. LTD.
Director

REGISTERED ENGINEER
Er.R.RAGUPATHY
LPA/RE/GR-II/011/2024

Er. R. RAGUPATHY BE.,
Consulting Civil Engineer & Contractor & Lbs
No.54,1st Floor,Bharathi Park 7th Cross,Near ICICI Bank,
GCT, Coimbatore - 641 043,Cell: 91-97902 33332
LBS No : GR11.057.2019.LPA/RE/GR-II/011/2024

(This Planning Permission is valid for a period of 8years from e-sign)

Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District

SITE PLAN | SHEET No : 1 / 6

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

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.