

CIPD

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ONE OF A KIND INDUSTRIAL SHEDS IN INDIA
COIMBATORE – LEASING

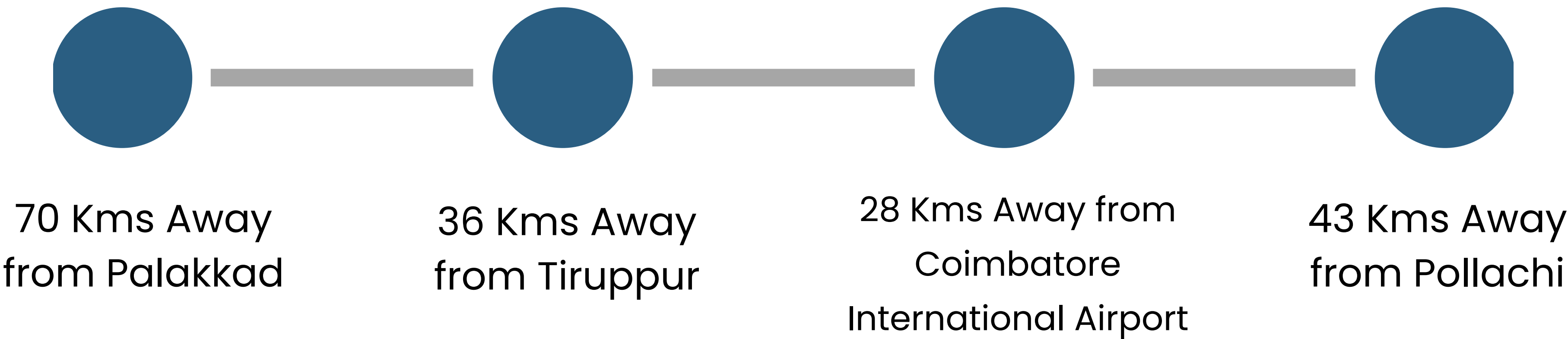
CHATELS INDUSTRIAL PARK DEVELOPERS

Your Gateway to **Growth Corridors**

➤ LOCATION OVERVIEW

The site offers a brilliant location **centered between Palakkad(Kerala), Pollachi and Tiruppur.**

It is positioned close to the **Industrial Hub and Coimbatore Defence Park.**



An **Ecosystem** of Industry **Leaders**

SECTORS



Automotive



E-Commerce



Electronics



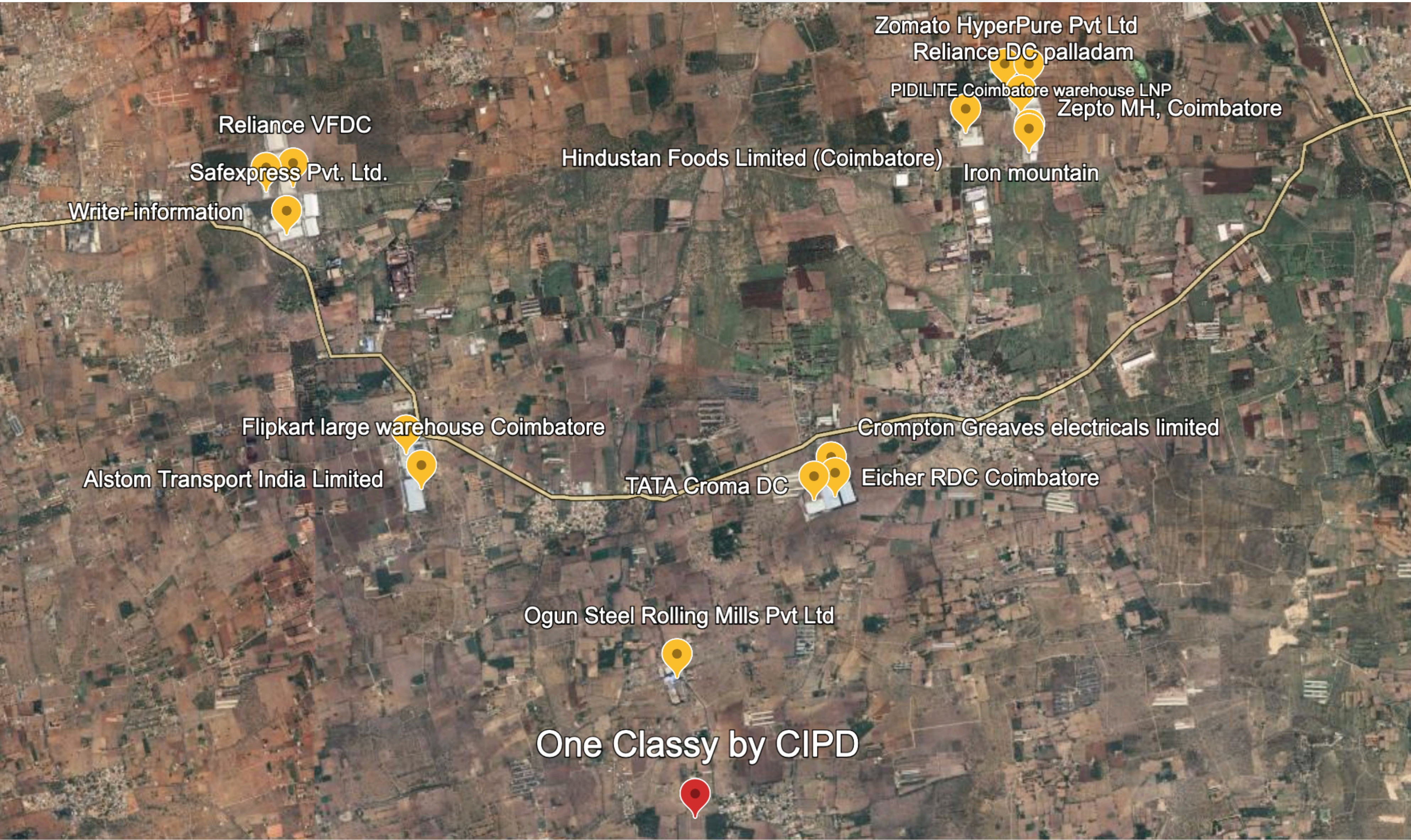
Steel



Heavy Engineering



Document Storage



An Industrial Hub Hosting Giants from Every Sector

South India's Premier **Warehousing & Industrial** Destination

Located in SN Palayam and LN Palayam, just off **Kochi Palladam road(Tiruppur to Palakkad)** and **centered between Karadivavi and Pappampatti(Chettipalayam)**.

- Joint Development deal with a 'drag along tag along' clause.
- Just 30 km from the city and airport.

Surrounded by firms including **Alstom Transport, Ogun Steel, Crompton Greaves, Flipkart, TATA Croma, Reliance, Eicher, Zomato, etc.**

KEY HIGHLIGHTS



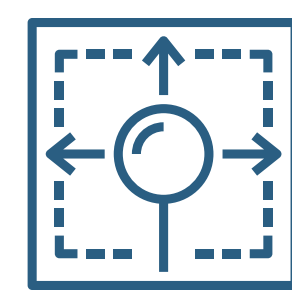
LOCATION

LN Palayam, Coimbatore



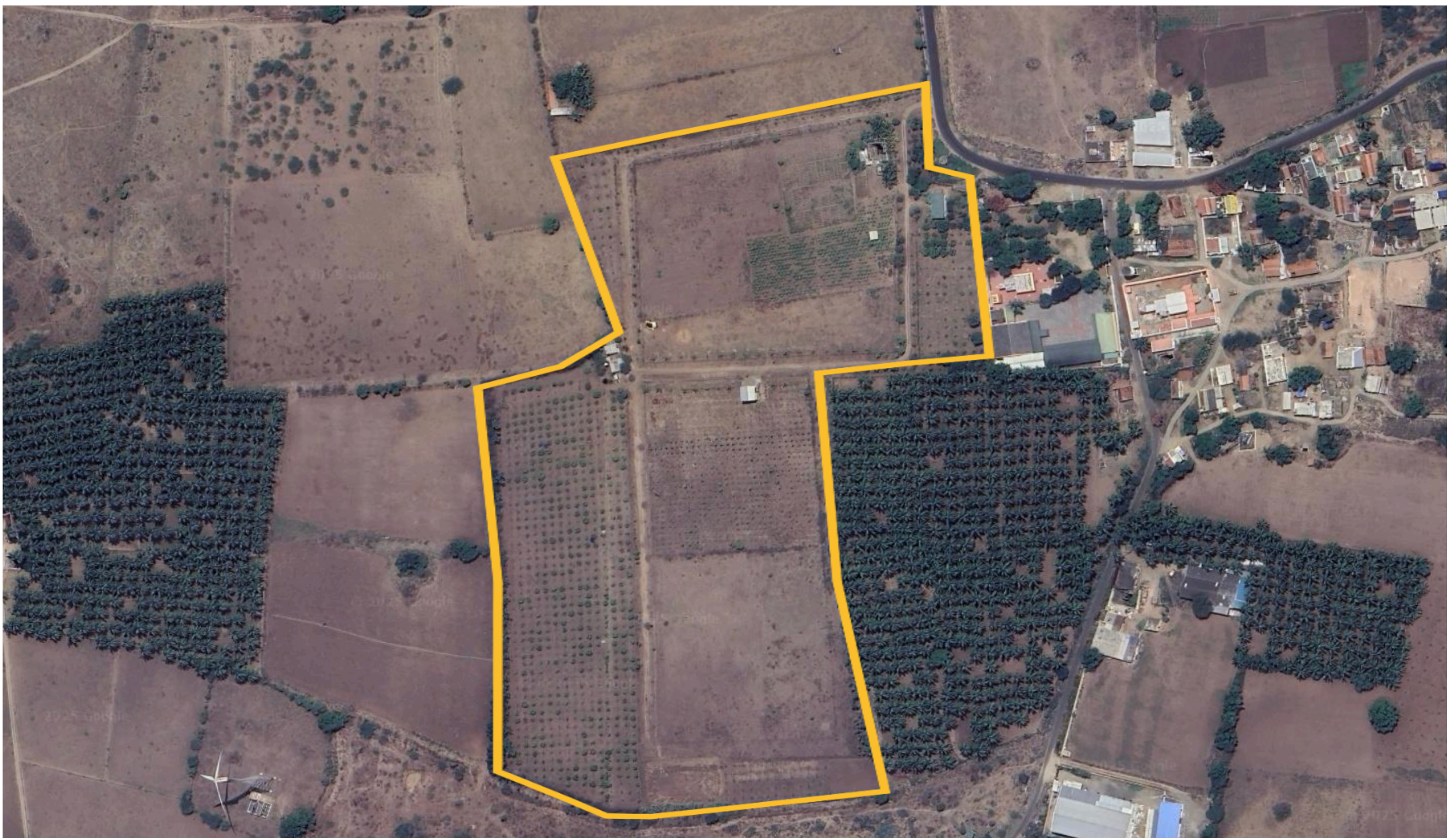
TYPE

Pre-Engineered



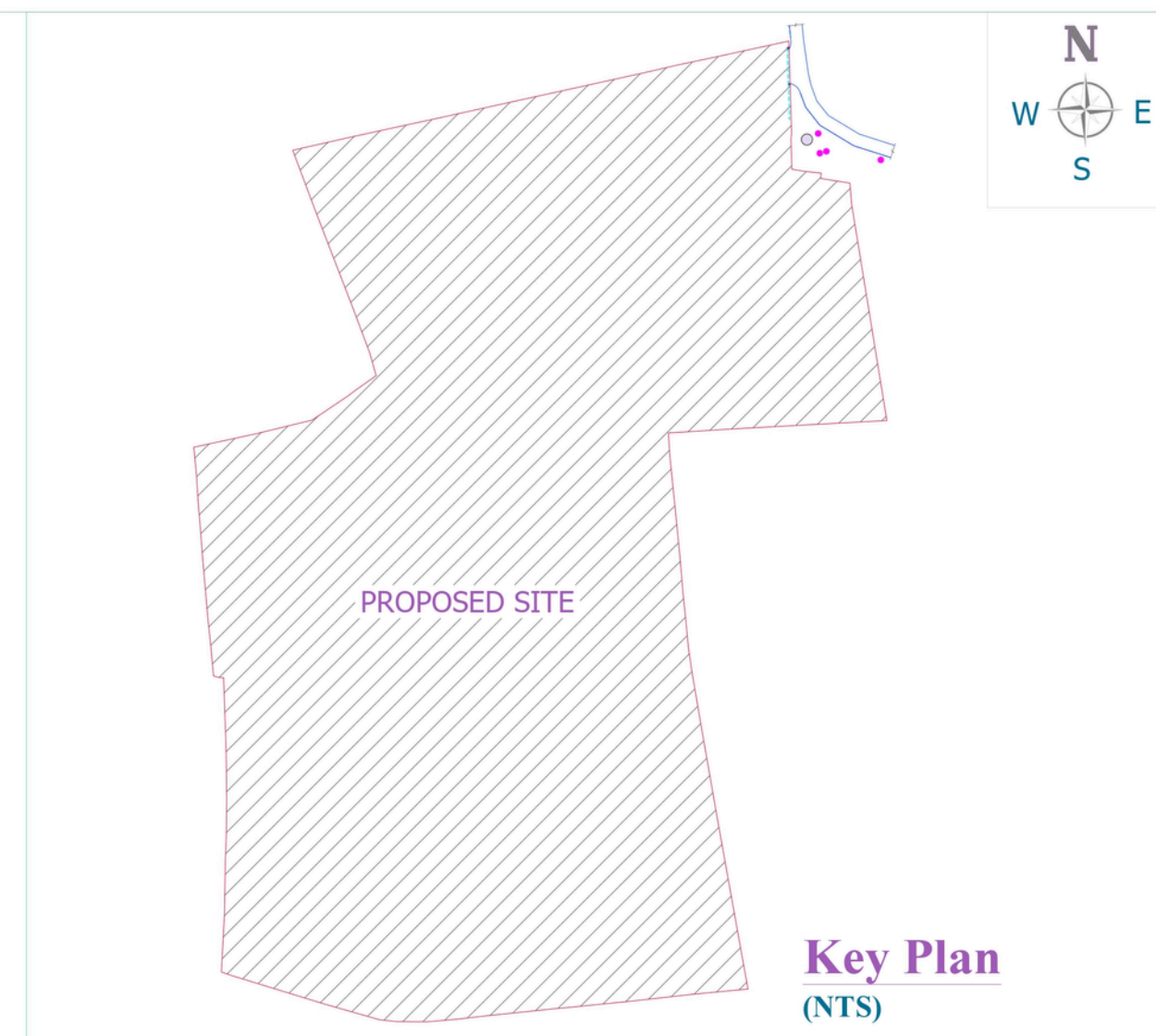
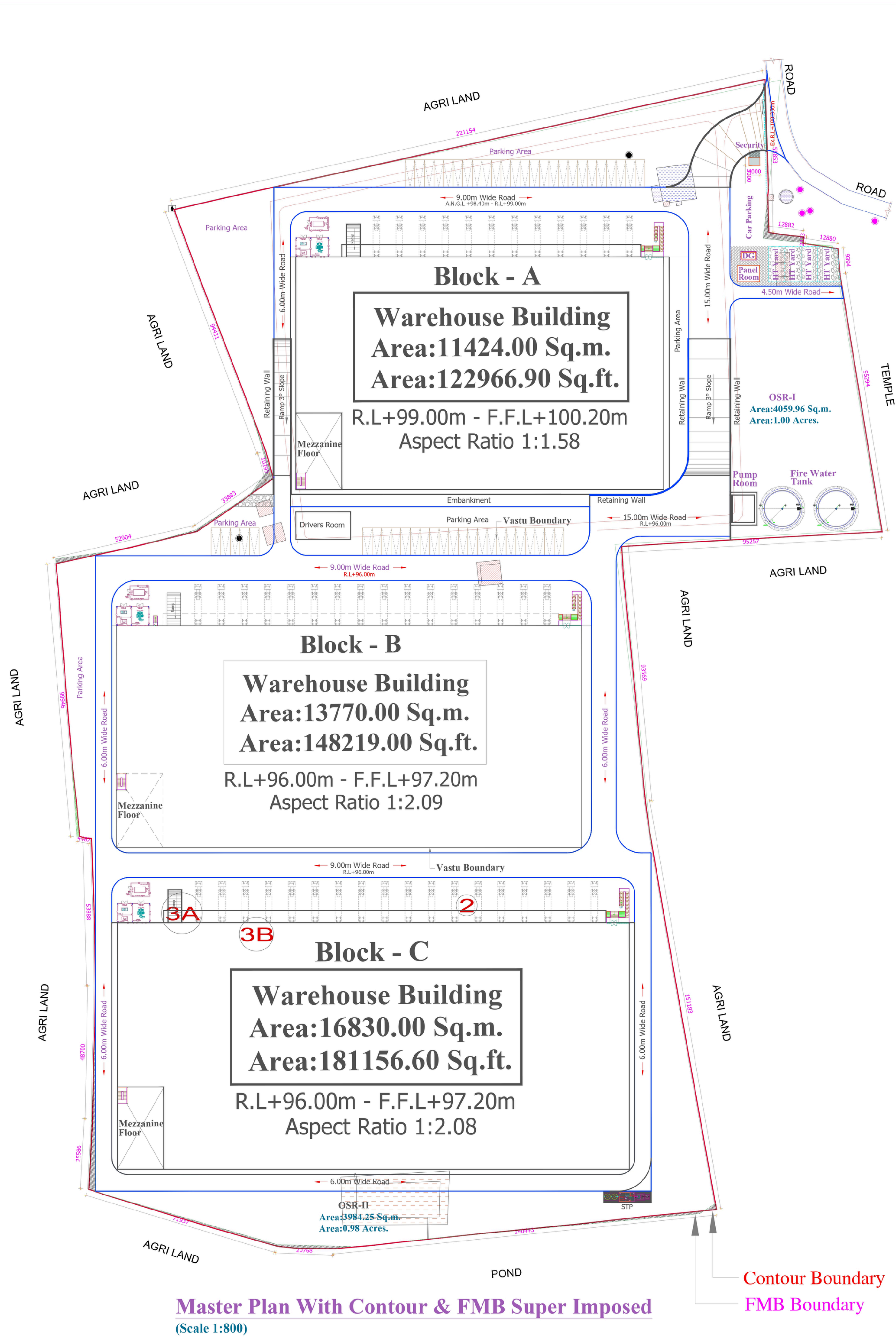
AREA

3 Buildings –
2 Lakhs – 5 Lakhs Sq ft



Google Earth View of the Site, Click on the [Link](#) to watch the full video

Master Plan with FMB superimposed



Strength You Can Scale With

Building Type	Grade A Pre-engineered building
Span	Multi Span
Building Area	2 Lakhs – 5 Lakhs Sq ft
Office Mezzanine	Area as per the Final Drawings, Height 4.5m from FFL With staircase
Aspect ratio	1:1.51 ratio
Building Height	12.0 mtr clear height at the eaves
Steel Surface painting	120 microns thick with enamel paint with sand blasting SA2.5 for all primary members
Building wall	3 mtrs height from FFL with plastering and painting
Bracings	Above 5.50m level at Docking area
Crane Provision	All Bays at 20MT EOT crane provision for the entire length of the building
Floor Level	1.20 Mtr above Apron Level
Flooring design & Load carrying capacity	6 tonnes /Sqm, FM2 Flooring with 5 step densification TR34 Standards compliant.



Designed for **Utility**. Delivered with **Precision**.

ROOFING

Roofing Systems	0.55mm TCT bare galvalume sheet "Standing seam roofing"
Ventilation	Roof monitor for standard air changes
Louvers	Continous louver at the level of 6.00m from FFL
Insulation	13mm thick XLPE Insulation
Canopy	Height from FFL 5.50 m, 4.50 m canopy continuous without Soffit

JOINERIES

Rolling shutters (Dock Doors)	1 for every 10000 Sqft, 3.0 m (wide) X 3.5 m (high) , Motorised rolling shutters
Dock Levellers	30% of the dock doors are dock pits, size of the pit would be 2.0 m wide x 2.5 m long.
Material Handling Entry	1 MHE doors of 5 m (wide) x 5.5 m (high) with Material Handling ramp to access the Forklift inside the warehouse floor
Emergency Doors / Fire Escapes	As per NBC standard
Access to warehouse reception	Double leaf glass door (2000 mm x 2400 mm), steps and PHE ramp
Façade	Façade will be provided on the front side.



Your next industrial move starts here.

AVAILABLE FOR RENT/LONG LEASE/SALE

GET IN TOUCH WITH US

**CHATELS INDUSTRIAL PARK
DEVELOPERS**



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