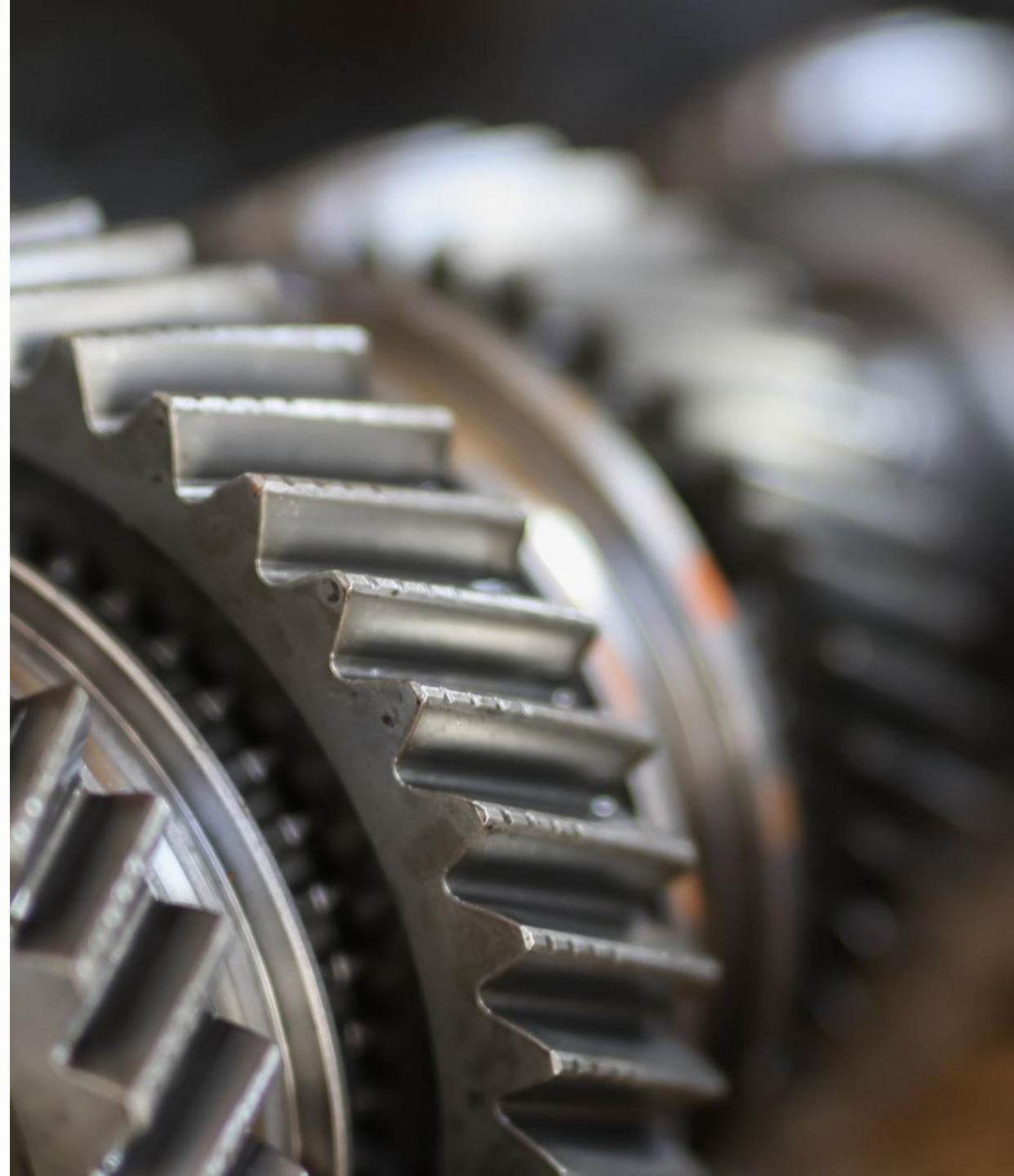




# Coimbatore Real Estate Perspectives



February 2025



# Coimbatore



**"Manchester of South India"** due to its thriving textile industry and numerous cotton mills. **Major economy is manufacturing** with highest share of employment (36%).

## 84% Textiles Machinery

% share Coimbatore in textile machinery manufactured in the country

## 40% Spinning

Presence of nearly 920 spinning units which is more than 40% of total units in Tamil Nadu

## 2<sup>nd</sup> Machine Tools

2<sup>nd</sup> largest machine tools manufacturing units after Chennai in Tamil Nadu

## 35% Auto Components

Accounts for 35% of auto component production of Tamil Nadu

## 50% Pump Sets

Pump city of India - 50% of India's and One of every two pumps produced in India is from Coimbatore

## 2<sup>nd</sup> MSMEs

2<sup>nd</sup> city to have maximum no. of MSMEs registered in the state in 2024-25

*% share of Coimbatore VS Rest of the country*



## Major Drivers

- Next IT/ITES destination in Tamil Nadu contributing **15% of the total software export** from the state
- Coimbatore is highly preferred for **medical tourism** due to climate and presence of healthcare infrastructure
- **Major education hub**, home to several renowned institutions including **Coimbatore Institute of Technology** and **PSG College of Technology**
- **Home to emerging industrial sectors - Aerospace Industry, Renewable Energy**
- **Emerging startup hub: 15% of startups registered nationally are from Coimbatore.** Second largest in Tamil Nadu

Source: Statistical Handbook of Tamil Nadu-2021-22, Micro, Small and Medium Enterprises Department Policy Note 2024 – 2025, Media Sources, JLL 2024



**2<sup>nd</sup> Largest city** in Tamil Nadu



**3<sup>rd</sup> largest contributor** to state income after Chennai and Thiruvallur Districts



**Largest Non metro city for e-commerce** in south India

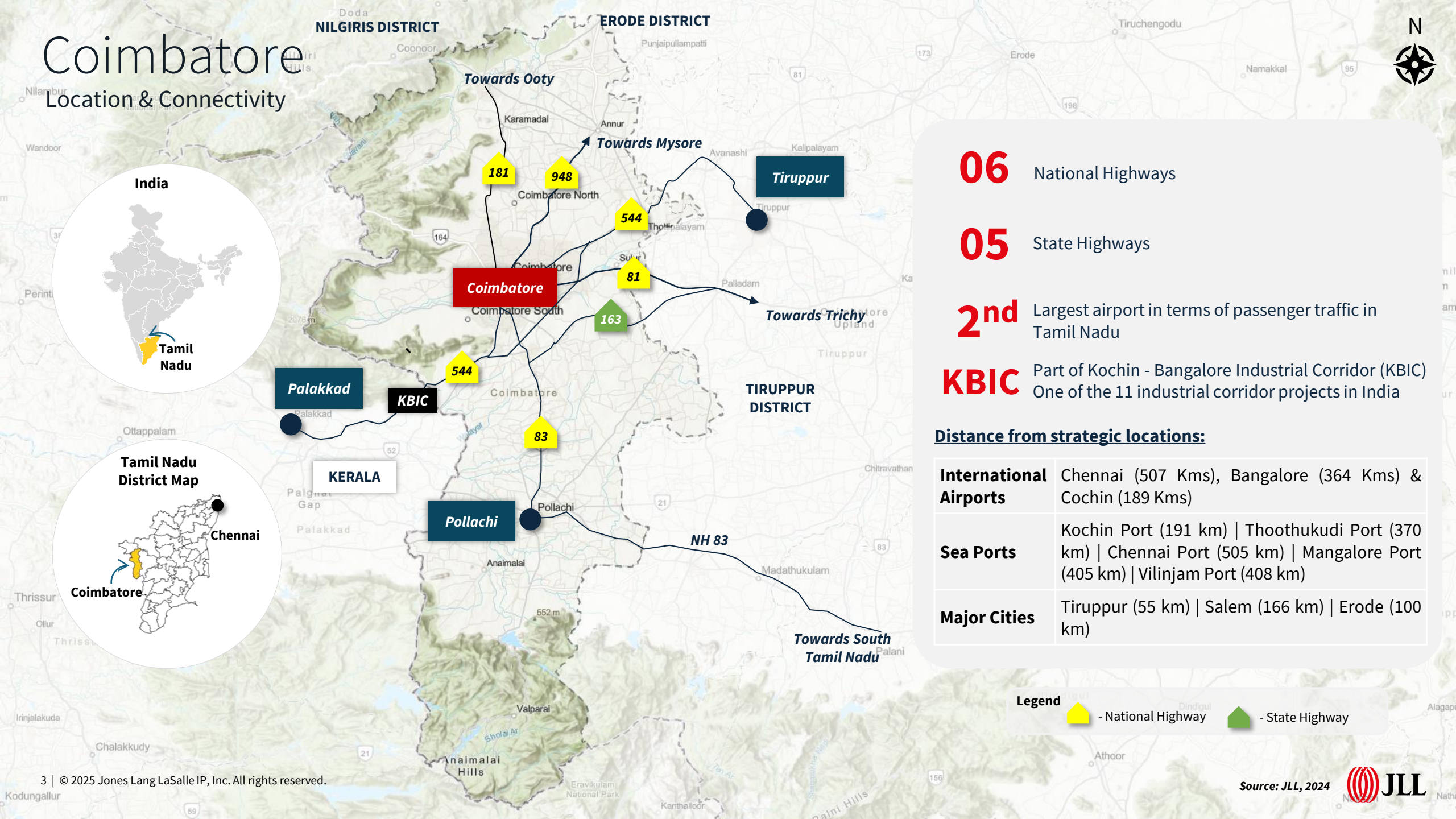
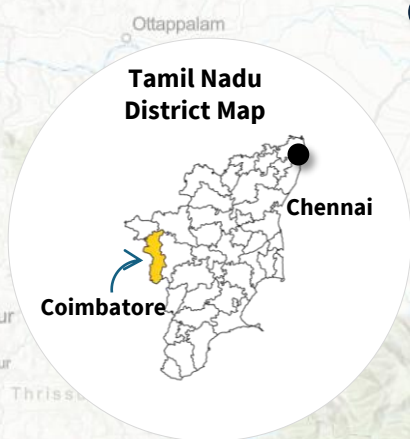
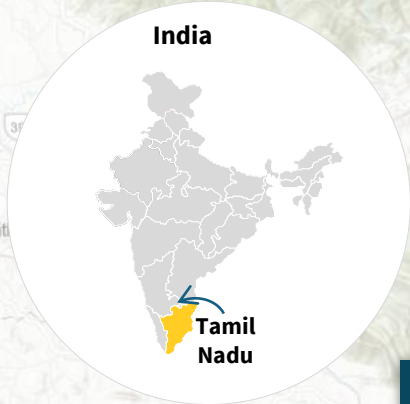


**One of the largest exporters of Jewelry** in India



# Coimbatore

## Location & Connectivity



- 06** National Highways
- 05** State Highways
- 2<sup>nd</sup>** Largest airport in terms of passenger traffic in Tamil Nadu
- KBIC** Part of Kochin - Bangalore Industrial Corridor (KBIC)  
One of the 11 industrial corridor projects in India

### Distance from strategic locations:

<b>International Airports</b>	Chennai (507 Kms), Bangalore (364 Kms) & Cochin (189 Kms)
<b>Sea Ports</b>	Kochin Port (191 km)   Thoothukudi Port (370 km)   Chennai Port (505 km)   Mangalore Port (405 km)   Vilinjam Port (408 km)
<b>Major Cities</b>	Tiruppur (55 km)   Salem (166 km)   Erode (100 km)

**Legend**

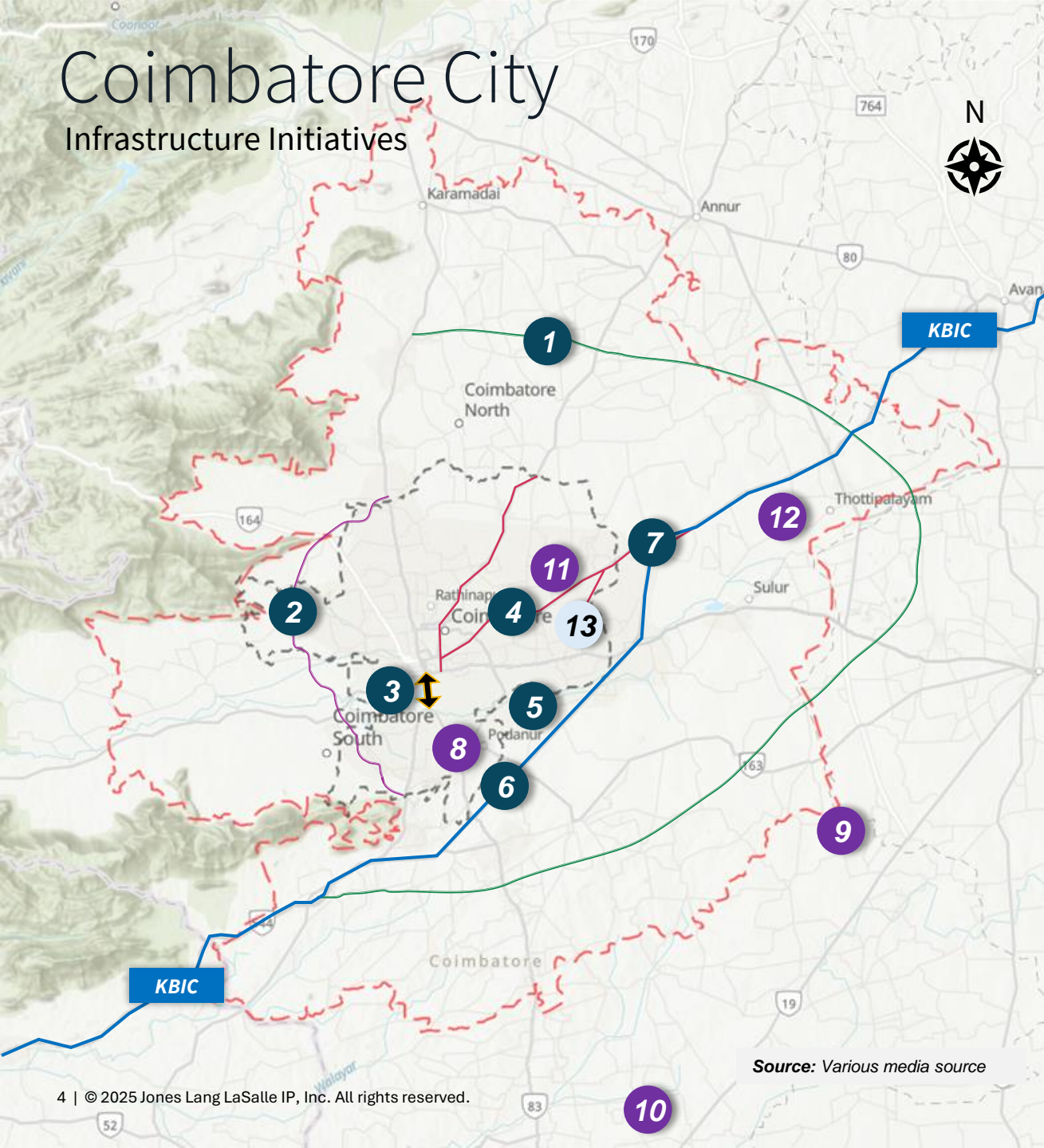
- National Highway

- State Highway



# Coimbatore City

## Infrastructure Initiatives



- 1 Eastern Greenfield Ring Road (EGR)
- 2 Western Bypass Road
- 3 Double Decker U/C flyover (Ukkadam to Aathupalam)
- 4 Elevated expressway on Avinashi Road
- 5 Integrated Bus Terminus
- 6 Road Expansion of NH 544 (L&T Bypass)
- 7 Coimbatore Metro project along Sathy Road and Avinashi Road
- 8 Jewellery industrial Complex
- 9 Defence industrial park by SIPCOT and TIDCO Joint Venture (373 acres)
- 10 SIPCOT Industrial Park in Kinathukadavu (1,360 acres land acquisition under process)
- 11 AI Park in Peelamedu (2 Million sq. ft Proposed)
- 12 Multimodal Logistics Park in Madhapur (216 Acres)
- 13 Expansion of Coimbatore International Airport

### Legend:

- Coimbatore City Municipal Corporation Boundary
- ..... Coimbatore Local Planning Area Boundary
- Western Bypass Road
- Proposed Eastern Greenfield Ring Road (EGR)
- Proposed Coimbatore Metro Corridor
- Kochi – Bangalore Industrial Corridor (KBIC)

- Major Govt. Investments
- Road Projects
- Airport Expansion



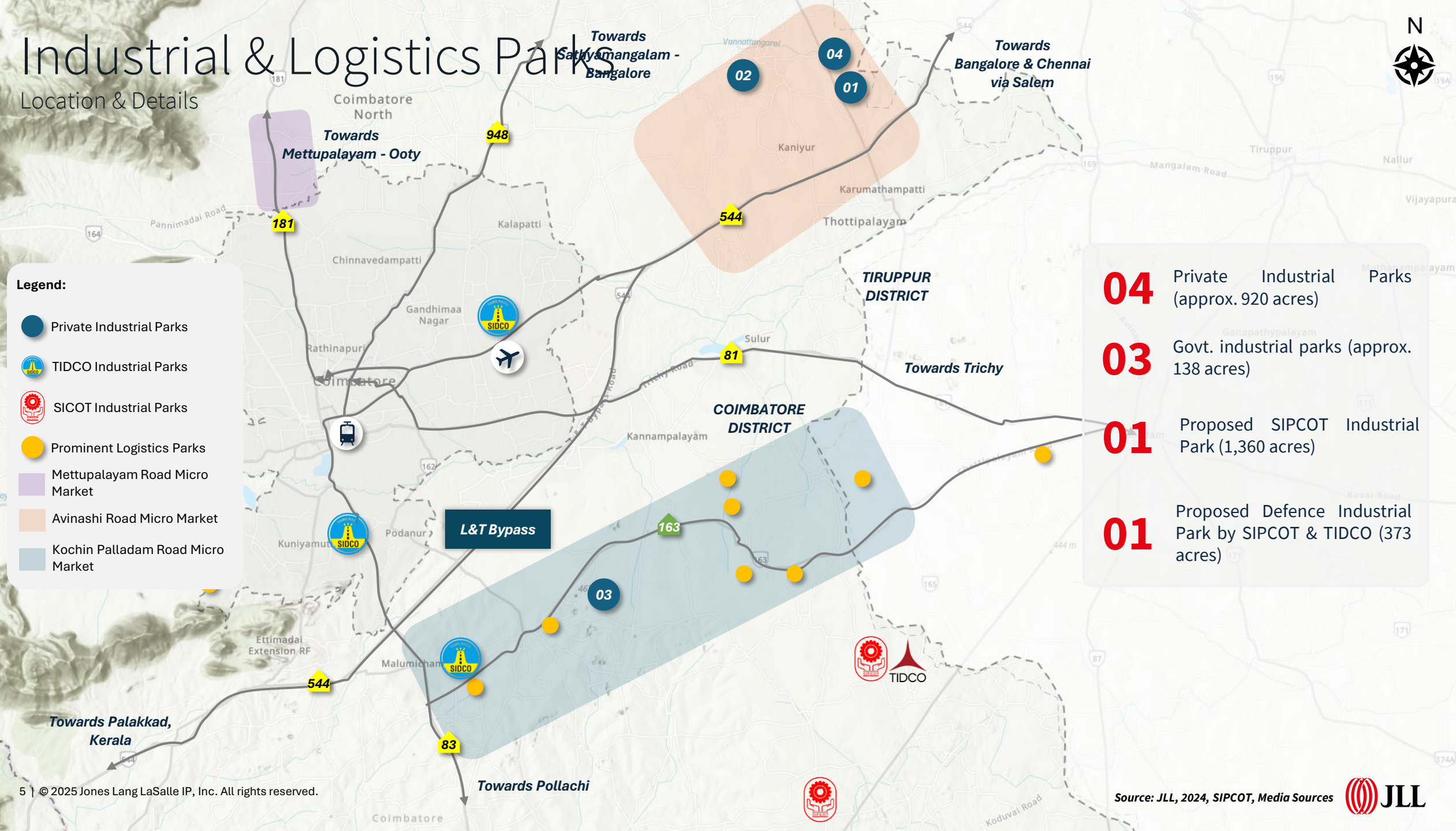
# Industrial & Logistics Parks

Location & Details



**Legend:**

- Private Industrial Parks
- TIDCO Industrial Parks
- SICOT Industrial Parks
- Prominent Logistics Parks
- Mettupalayam Road Micro Market
- Avinashi Road Micro Market
- Kochin Palladam Road Micro Market



**04** Private Industrial Parks (approx. 920 acres)

**03** Govt. industrial parks (approx. 138 acres)

**01** Proposed SIPCOT Industrial Park (1,360 acres)

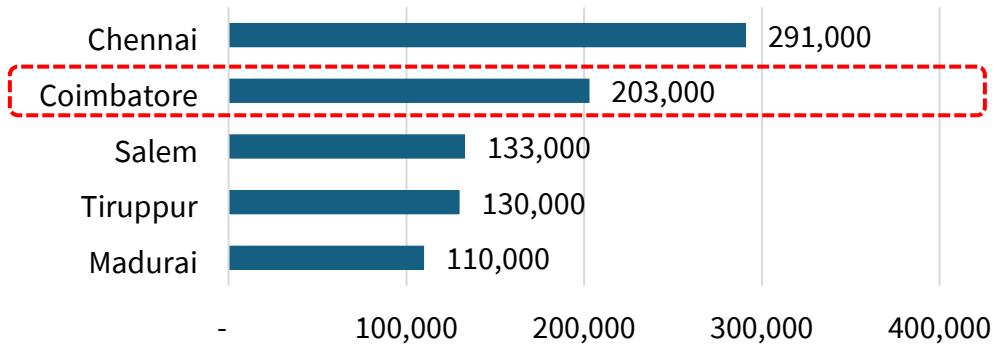
**01** Proposed Defence Industrial Park by SIPCOT & TIDCO (373 acres)

# Industrial Sector

## MSME Overview

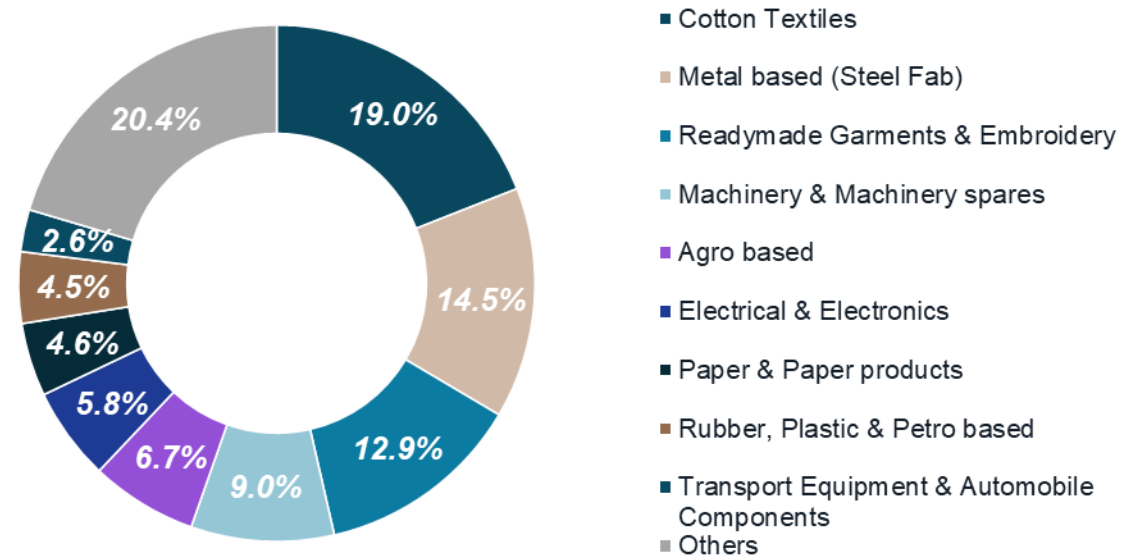
- The Coimbatore is one of the **most industrialized districts** in Tamil Nadu.
- It has major textile, industrial, commercial, educational, information technology, healthcare and manufacturing hub of state of Tamil Nadu.
- Known as “**Pump City of India**” as it supplies more than half the motor and pump requirement of India
- Known for the term “**Coimbatore Wet grinder**” due to large presence of wet grinder manufacturers in and around Coimbatore
- 2<sup>nd</sup> largest machine tools manufacturing hub in Tamil Nadu

NO OF MSME'S REGISTERED TILL 2024



Source: District Diagnostic Study Coimbatore District, District Skill Development Plan for Coimbatore, Media sources

Presence of MSME in Coimbatore District (%) as of 2019



### Major Investments:

**INR 2,500 Cr.**

Worth of MOU's signed by non MSME companies in Global investors meet 2024



INR 750 Cr

**KGiSL**

INR 1,000 Cr



INR 275 Cr

# Industrial & Logistics Parks

## Market Overview

### Total Stock

**6.50**  
mn sq. ft.

### Avg. Annual Absorption

**0.7**  
mn sq. ft.

### Rent Range ( Warehouse )

**18 - 21**  
INR per sq. ft.  
per month

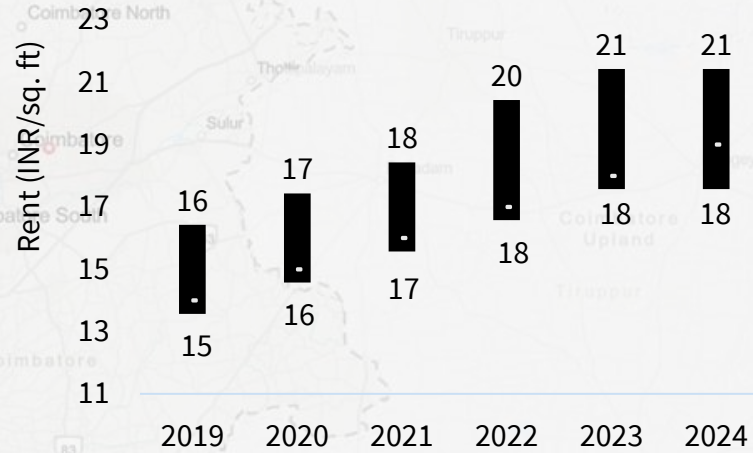
### Vacancy

**06 %**  
~ 0.42 Mn sq ft

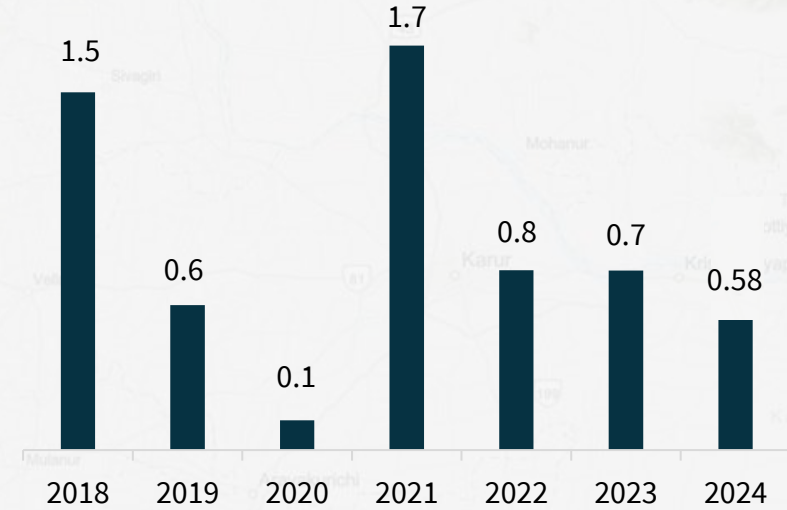
### Future Supply (2025)

**0.75**  
Mn sq. ft

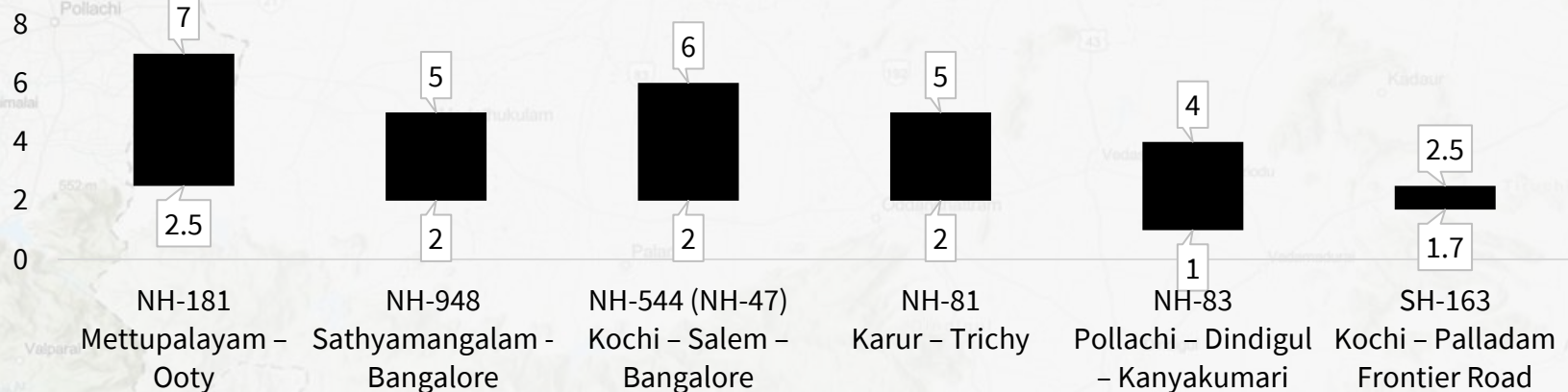
### Warehousing Rental Range (INR/sq. ft/ month)



### Absorption Trend (Mn sq. ft)

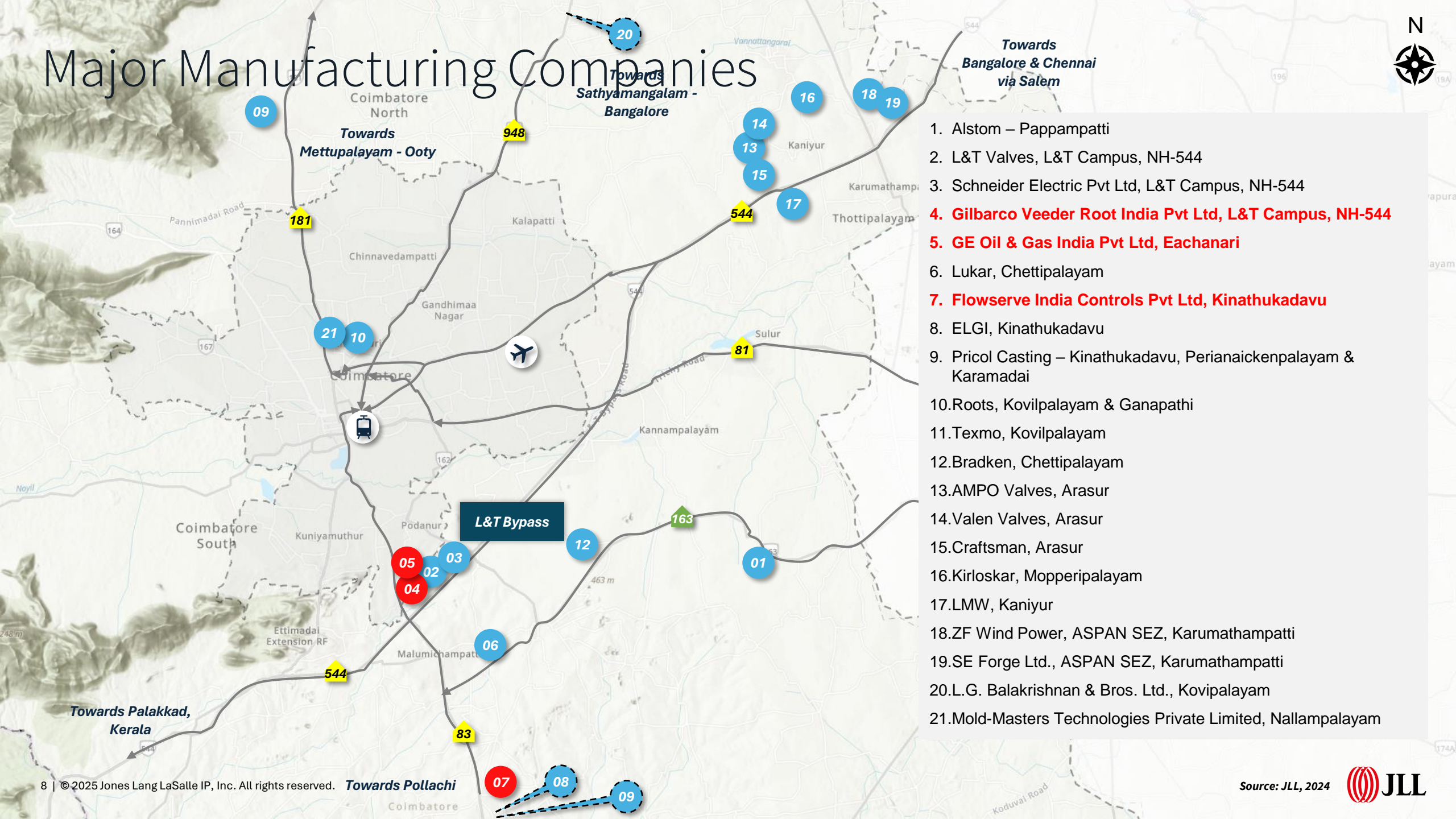


### Land Price (INR Crores / Acre)





# Major Manufacturing Companies



1. Alstom – Pappampatti
2. L&T Valves, L&T Campus, NH-544
3. Schneider Electric Pvt Ltd, L&T Campus, NH-544
4. **Gilbarco Veeder Root India Pvt Ltd, L&T Campus, NH-544**
5. **GE Oil & Gas India Pvt Ltd, Eachanari**
6. Lukar, Chettipalayam
7. **Flowserve India Controls Pvt Ltd, Kinathukadavu**
8. ELGI, Kinathukadavu
9. Pricol Casting – Kinathukadavu, Perianaickenpalayam & Karamadai
10. Roots, Kovilpalayam & Ganapathi
11. Texmo, Kovilpalayam
12. Bradken, Chettipalayam
13. AMPO Valves, Arasur
14. Valen Valves, Arasur
15. Craftsman, Arasur
16. Kirloskar, Mopperipalayam
17. LMW, Kaniyur
18. ZF Wind Power, ASPAN SEZ, Karumathampatti
19. SE Forge Ltd., ASPAN SEZ, Karumathampatti
20. L.G. Balakrishnan & Bros. Ltd., Kovilpalayam
21. Mold-Masters Technologies Private Limited, Nallampalayam



# Coimbatore Office Market Snapshot

## TOTAL STOCK

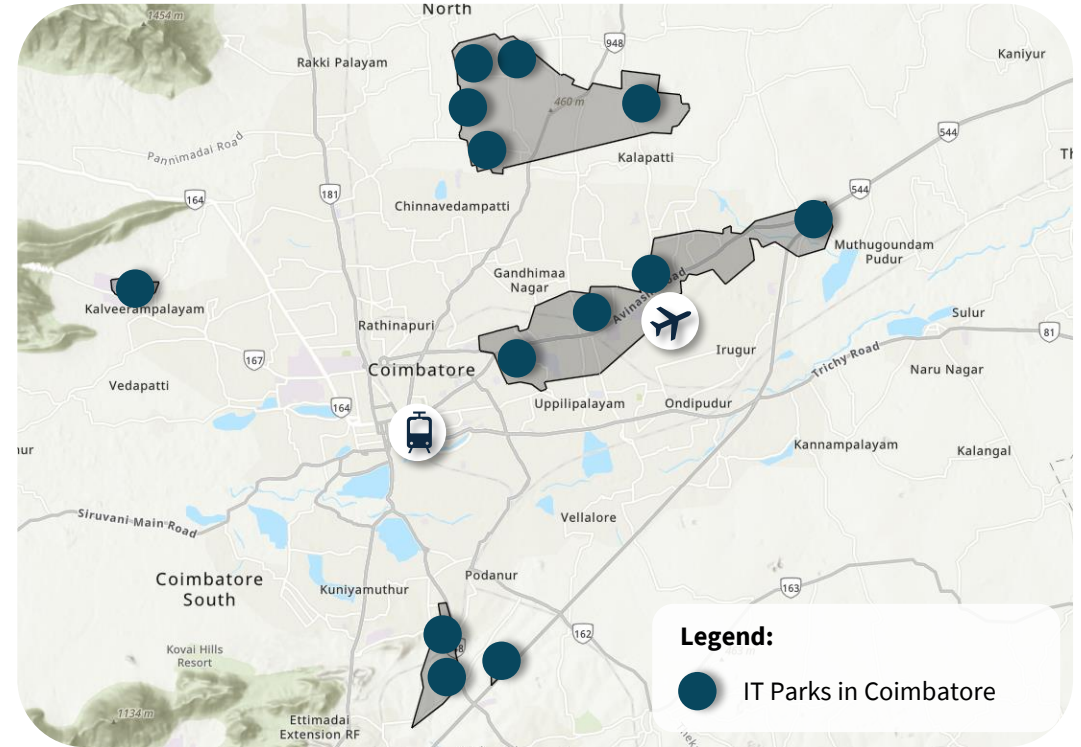
 **8.12** Mn sft  
Second Largest Office market in Tamil Nadu (after Chennai)

## 2024 ABSORPTION

 **1.5** MN sq. ft  
Market with the stable Office Leasing demand

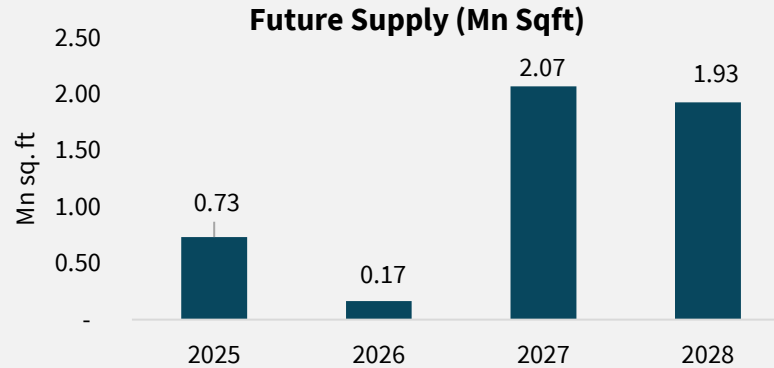
## VACANCY –As of 2024

 **< 5 %**  
Stable vacancy rates across the city



## AVERAGE RENT

**INR 47** Per sq. ft / month  
Rents remain stable across key markets



## Total Future Supply

**~5.0** Mn sft  
Emerging as an IT hub of South India after Bangalore, Chennai and Hyderabad

## Total Pre commitment

**0.23** Mn sft

- Avinashi road – Preferred Market
- Flex office sectors driving demand

## MARKET OUTLOOK

- Robust leasing activity seen in since 2022 to till date
- Rents expected to rise in the short term due to lack of ready supply in key micro-markets
- New Supply of 0.7 Mn sft expected by end of 2025 and more proposals on the way

# Major Occupiers



KPR tech park  
196,500 sqft



Indialand  
36,500 sqft



KGISL  
1,300,000 sqft



Adithya Centre  
150,000 sqft



TIDEL Park  
53,000 sqft



SVB Tech park  
256,000 sqft

## US Companies



Indialand  
90,000 sqft



TIDEL Park  
17,000 sqft



Indialand  
140,000 sqft



Indialand Tech Park  
36,000 sqft



Indialand Tech Park  
235,000 Seats (BPO)



SVB Tech park  
54,666 sqft



TIDEL Park  
18,000 sqft



KCT tech Park  
36,000 sqft



KCT Tech park  
22,000 sqft



KCT Tech park  
44,000 sqft



TIDEL Park  
22,716 sqft



Indialand Tech Park  
10,800 sqft



# Residential Sector Overview



TOTAL ORGANISED STOCK  
(Units)

 **>25,000**

Second Largest  
Residential market in  
Tamil Nadu (after Chennai)

AVG. TICKET SIZE OF 2  
BEDROOM

₹ **6.3**

INR Mn per 2BHK unit

AVERAGE LAUNCH  
(UNITS PER YEAR)

 **~4,000**

CAGR - 20% post covid

AVG. CAPITAL VALUE OF  
APARTMENTS

 **6,000**

INR per sq. ft

AVG. CAPITAL VALUE OF  
VILLAS

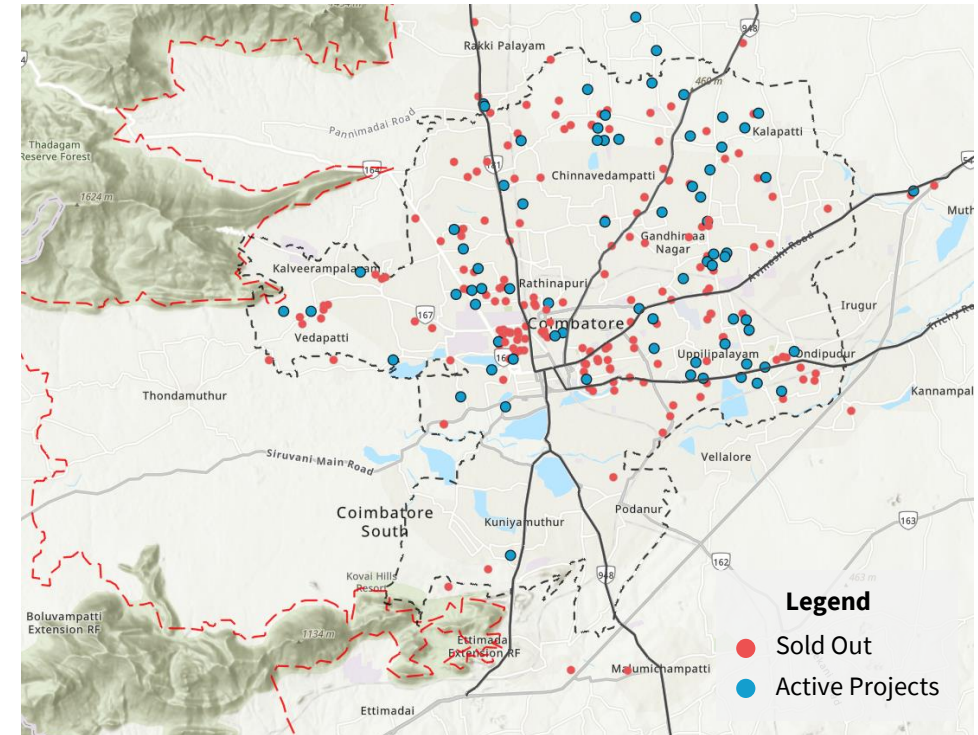
 **8,000**

INR per sq. ft

CAPITAL VALUE  
APPRECIATION

 **~4%**

per Annum



## Prominent Residential Growth Corridors:

- Mettupalayam Road (NH 181)
- Sathy Road (NH 948)
- Avinashi Road (NH 544)
- Trichy Road (NH 81)
- Thadagam Road (SH 164)

## Demand Drivers

- Large scale apartment projects are launched predominantly in the **North and East parts of the city** due to excellent social and physical infrastructure
- Pleasant Climate, Strong presence of **Manufacturing industries, Quality Social Infrastructure** are the major demand drivers for residential market in the city
- Recent **IT boom** in the city has attributed significantly to the residential market by increasing the affordability

# Coimbatore Social Infrastructure

## Technical Institutions

Total No. of **Technical Institutions**

 **154**

Total No. of **Engineering & Technology**

 **87**

Total No. of **Universities**

 **07**

No. of **graduates** pass out every year

 **~15,000**

## Schools

Total No. of **Schools**

 **+2000**

Total No. of **CBSE Schools**

 **~180**

Total No. of **iB & ICSE Schools**

 **~20**

Total Annual Enrolment

 **~6.2 L**

## Hospitals

Total No. of Private **Hospitals**

 **+170**

Total No. of **Govt. Hospitals\***

 **14**

Total No. of **Hospital Beds**

 **+8,500**

Largest being **KMCH** (no. of beds)

 **~900**

## Hotels

Total No. of **5-Star Hotels**

 **03** 415 Keys

Total No. of **4-Star Hotels**


 **09** 650 Keys

## Malls

**Operational Malls**

 **01** 3 nos  
mn sq. ft

**Under Construction Malls**

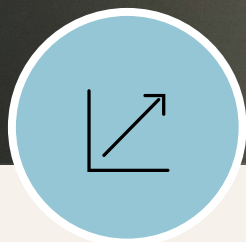
 **1.2** 2 nos  
mn sq. ft

Source: Statistical Handbook Tamil Nadu 2021-22, Coimbatore District, AICTE, SARAS CBSE, \*District Profile - 2016





# We offer integrated services covering all phases of Global Property Lifecycle



## Advisory, Consulting, Research & Valuation

Workplace strategy, digital solutions, valuations, consulting and advisory



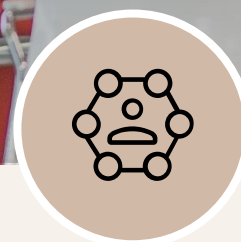
## Leasing

End-to-end transaction services between tenants and landlords



## Project & Development Services

Design and management of real estate projects including fit-out services



## Property & Facility Management

Management and outsourcing of properties and real estate portfolios



## Capital Markets

Land, Investment sales, Debt and Equity advisory, Private wealth, Hotels, Residential



## LaSalle

Real estate investment management



**Technology:** Industry leading technology platform enables our client's future growth



**Sustainability:** End-to-end sustainability services to support clients on every step of their sustainability journey



# JLL India Overview



We're proud to be a part of the JLL global corporation but make no mistake! We are an Indian team. Through the insight, innovation and hard work of our people since our launch in 1997, we have grown to be the leading real estate services firm in India.

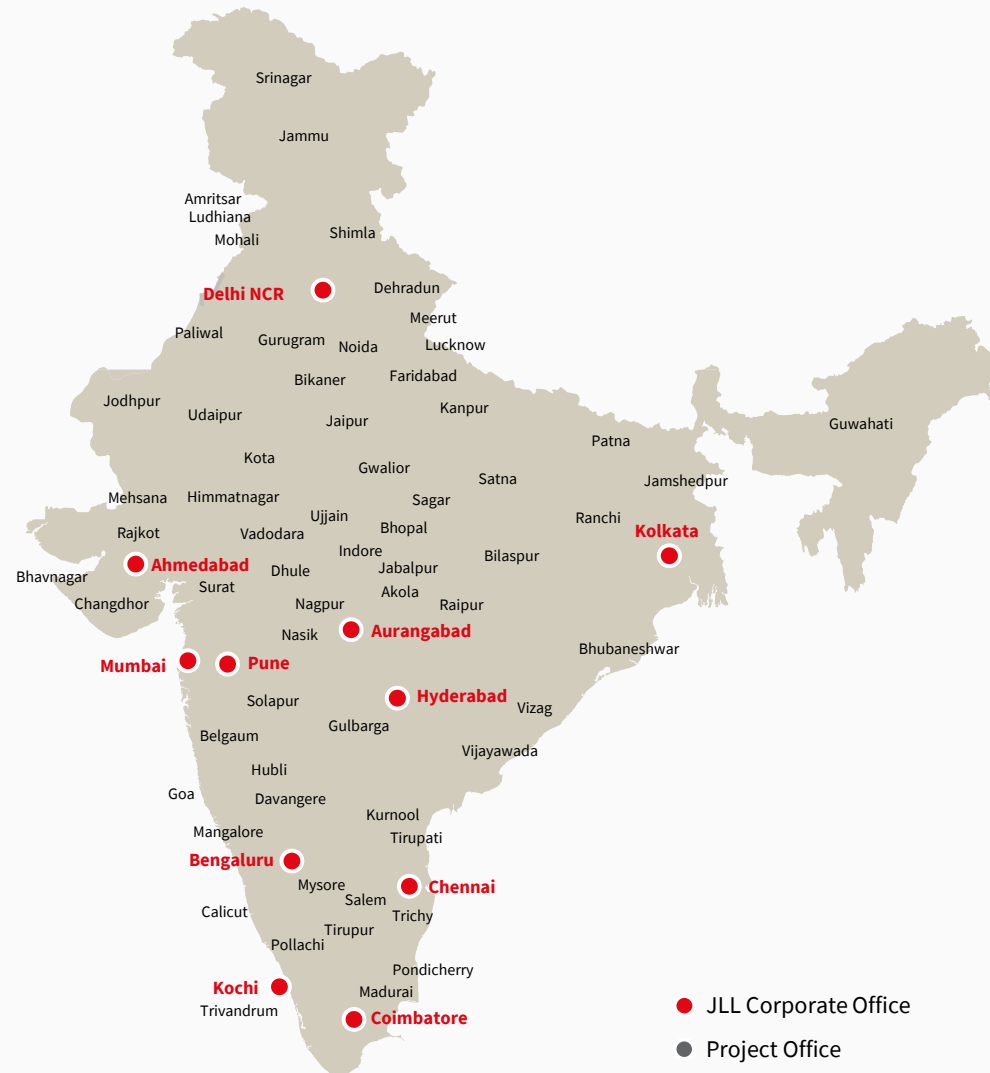
**12,500+**  
employees

**17**  
offices

**135**  
client locations

## Industry sectors that we work with

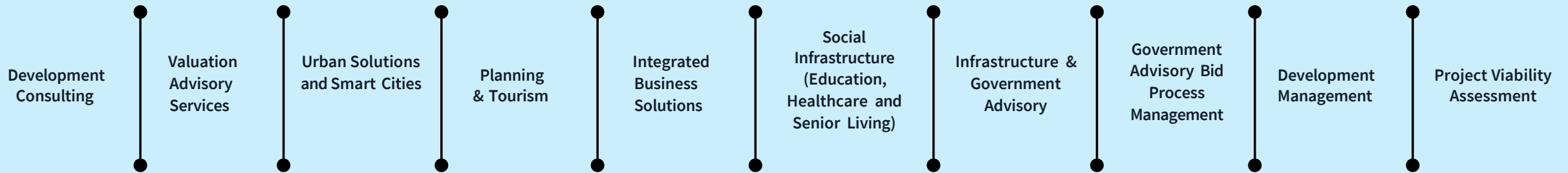
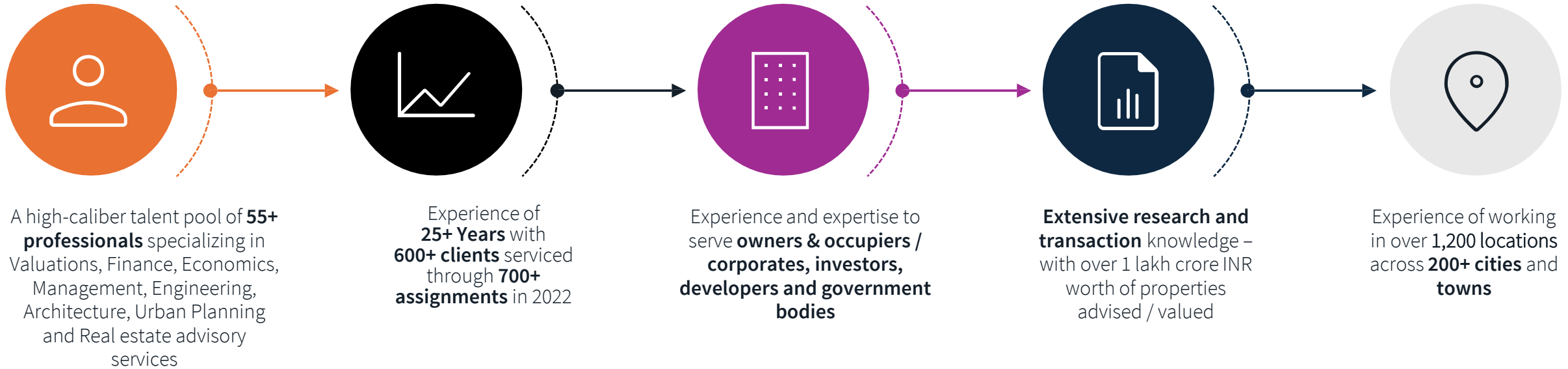
- Government
- Finance
- Hotel
- Retail
- Energy
- Utilities
- Airports
- Technology
- Insurance
- Healthcare
- Pharma
- Life Science
- Industrial/ SEZ
- Warehouses
- Data Centres
- Education
- Manufacturing



- JLL Corporate Office
- Project Office



# We are pioneers in Strategic Consulting and Valuations





# What sets us apart?



## Global Knowledge, Local hands

Our flat structure across the globe and our well-entrenched local roots give us an advantage with the perfect blend of knowledge and insights.



## In-depth industry & market knowledge

We have been assisting developers, corporates, funds, to interpret market data into strategic solutions and enable decision making



## Account Manager

A focused approach to ensure that the project needs are met, with timely updates and agreed results



## One stop shop for all solutions

Equipped with experts to assist the clients at every stage of the project.



## Value Adds

Our team is equipped to provide insights on technology tools to track efficiency and sustainability performance.

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