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Coimbatore Real Estate: Leading The Upswing

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Preface – DTCP Director

Coimbatore today represents the aspirations of a rapidly transforming urban India—dynamic, resilient, and forward-looking. Once known primarily for its strong industrial base, the city has matured into a multifaceted urban centre, characterized by its thriving entrepreneurial spirit, growing service and technology sectors, rich environmental resources, and renowned academic institutions. As one of South India's fastest-growing cities, Coimbatore has emerged as a regional economic powerhouse, offering a compelling mix of innovation, inclusivity, and industrial strength.

In the aftermath of the pandemic, the Coimbatore region showcased exceptional resilience and adaptability, with a Gross District Domestic Product (GDDP) growth of 7.4% in 2021–22 and a projected 9% in 2022–23. This robust recovery reflects the city's diversified economic structure and its strong foundation in manufacturing, textiles, education, IT, and logistics. Today, with increasing demand across residential, commercial, and industrial segments, and a steadily improving infrastructure landscape, Coimbatore is well-positioned to transition into a Tier-I city that offers a high quality of life and sustainable economic opportunities.

Understanding the need to channel this growth through planned development, the Government of Tamil Nadu, through the Directorate of Town and Country Planning (DTCP), has adopted a proactive approach to urban governance. The launch of the Coimbatore Master Plan 2041 is an important milestone in this direction. Released after more than three decades, the Master Plan is a statutory and visionary document that outlines a strategic framework for Coimbatore's transformation over the next

two decades. It places strong emphasis on balanced urban growth, inclusive planning, environmental sustainability, and infrastructure modernization.

The Plan has been developed through a wide-ranging, multi-stakeholder consultation process involving nearly 40 government departments and institutions. It aligns closely with key state policy directives, including the Tamil Nadu \$1 Trillion Vision and the target to increase green cover to 33% by 2041. Its core strategies include strengthening the city's industrial base, developing integrated economic clusters, enhancing the IT and education sectors, improving regional mobility, conserving natural green assets, and ensuring balanced land use planning. Nine sector-focused economic clusters have been identified within the Coimbatore Local Planning Area (LPA), each supported by specific infrastructure and investment strategies.

In parallel, DTCP has undertaken critical governance reforms to ensure effective implementation of planning initiatives. To streamline the approval process, a Single Window Portal for issuing planning permissions for layouts and buildings was launched in 2022. Since then, a total of 20,290 layout applications and 7,033 building applications have been approved through the portal. Notably, approval timelines have improved significantly, with Non-High Rise Building applications now processed within 45 days and layout applications within 30 days. To further simplify the process for residential developments, the Self-Certification Scheme was introduced in 2024, enabling instant building permission for residential buildings up to 3,500 sq. ft. In just one year since its launch, through this scheme approximately 1.12 lakh applications were approved.

Preface – DTCP Director (continued)

However, the success of this vision depends not only on robust policy frameworks and institutional reforms but also on the active collaboration between the public and private sectors. Industry associations, infrastructure developers, academic institutions, and citizens alike must come together to co-create the city's future. In this context, it is especially encouraging to see CREDAI's Coimbatore chapter and JLL take the initiative to develop this insightful report. By capturing key market trends, growth enablers, and investment opportunities, the report serves as a crucial bridge between policy intent and ground-level realities.

With clarity of vision, institutional commitment, and collective action, Coimbatore is poised to lead by example—setting new benchmarks for inclusive, sustainable, and resilient urban development in India.

Thiru. B. Ganesan, I.A.S.

Director – DTCP,

Government of Tamil Nadu



Preface – CREDAI

For decades, Coimbatore has quietly powered Tamil Nadu's economic engine—through its strong industrial backbone, entrepreneurial energy, and a deep-rooted culture of education and innovation. Today, it stands on the cusp of transformation. The release of the Coimbatore Master Plan 2041—after nearly 30 years—is a defining moment. It charts a bold vision for the city's future across infrastructure, real estate, industry, and urban living. Yet, for all its momentum, Coimbatore has remained underrepresented—with fragmented data and no unified story to tell.

This whitepaper, “Coimbatore Real Estate: Leading the Upswing,” is an effort to change that. A collaboration between CREDAI Coimbatore and JLL, it brings together insights, projections, and on-ground realities to position Coimbatore as a high-potential, future-ready Tier-I city. From a 7x growth in office absorption to the rise of

new-age sectors like EV, MedTech, fintech, and defense—Coimbatore is clearly on the move.

This is not just a call to investors, developers, and policymakers. It's a call to GCCs, MNCs, IT firms, manufacturers, and visionaries: Coimbatore is ready—ready to host your next growth story, your next innovation hub, your next base of operations.

Let's build the Coimbatore of tomorrow, together!

Arvind Kumar SR

President,

CREDAI Coimbatore



Preface – JLL

Over the last decade, India's emerging cities have become new growth centres, with Coimbatore as a prime example. It has shifted from an industrial city to a diverse urban hub with strong real estate demand across various sectors.

Before 2020, Coimbatore's real estate growth was consistent, driven by manufacturing, textiles, pump industries, and a developing IT/ITES sector. Residential demand was mainly from the local workforce, with moderate investor interest. Office and retail sectors were growing traditionally; while warehousing and tourism were in early development.

Due to pandemic, there were changes in buyers'/investors' perception towards real estate investment which reshaped the city's real estate. Remote work increased demand for flexible office spaces and larger residential properties. E-commerce boosted logistics and warehousing, with a need for fulfillment centers and cold chain facilities. Tourism shifted to eco-stays, aligning with Coimbatore's natural landscape. Retail evolved with suburban high streets, local artisan stores, and omnichannel integration.

Today, Coimbatore is uniquely positioned to become the no.1 real estate market among the emerging cities in

India. Its diversified economy, combined with its strategic position along critical national highway and railway networks, creates an exceptional growth environment. Infrastructure developments—including the upcoming metro rail system and significant airport expansions—are catalyzing unprecedented real estate momentum.

The city's expanding IT/ITES sector serves as a powerful growth engine, attracting talent and corporate investment alike. Furthermore, its balanced blend of affordable housing, premium villas, modern office parks, logistics hubs, and tourism destinations offers multiple avenues for sustained growth.

This whitepaper explores these transformative trends in detail, providing insights into sectoral growth drivers, investment hotspots, and the broader economic impact. It serves as a guide for investors, policymakers, and developers seeking to understand and capitalize on Coimbatore's emerging real estate prominence.

Siva Krishnan
Senior Managing Director,
Chennai and Coimbatore
Head - Residential
Services, India






01

City at a glance

City snapshot

 Demographics	Population 2021 (Projected) 3.16 Million – for Coimbatore LPA region	Per capita income in 2022-23 3.67 Lakh INR Higher than the state average
 Economy	Size of economy 1st Largest non-metro city in state GDP contribution	GDP of the district 17 billion USD
 Industry	No of MSMEs 2nd Largest no of MSMEs in the state after Chennai	Textile machinery 84% Textile machinery manufactured in the country is from Coimbatore
 IT and Startup	Software exports 2nd Largest producer of software in the state	Startup hub 2nd Largest startup hub of Tamil Nadu - 15% total share in state
 Human Resource	Tech talent pool 1st Largest non metro tech talent pool in South India (3rd largest in India)	No. of graduates 100k+ As of 2022- 2023
 Infrastructure and Tourism	Airport 2nd Busiest airport in terms of passenger traffic in the state	Medical tourism Most preferred medical tourism destination in Tamil Nadu

Source: Coimbatore Master Plan 2041, Reimagining Tamil Nadu, Economic Survey of Tamil Nadu 2024-25, Micro, Small and Medium Enterprises Department Policy Note 2024 – 2025, AAI, Department of Promotion of Industry and Internal Trade, Statistical Handbook of Tamil Nadu-2022-23, Media Sources

Namma Kovai



Situated at the foothills of the Western Ghats, Coimbatore is renowned for its remarkable economic agility and rich cultural tapestry. In recent decades, it has emerged as one of India's fastest-growing urban centers, skillfully balancing deep-rooted traditions with a clear embrace of innovation and modernization.

Known for its open and welcoming spirit—people from across India and the world settle here for work, study, and retirement life to enjoy its pleasant climate and peaceful way of life. Early mornings feature peaceful walks along the Race Course and newly developed lake beds, while the bustling streets of Townhall/Crosscut Road offer vibrant shopping experiences. The dynamic IT corridors

such as Saravanampatti and the youthful energy around Avinashi Road, home to leading educational institutions, showcase Coimbatore's modern side.

The dynamic economic and social landscape has not only shaped Coimbatore's identity but also significantly influenced its real estate market. Preferential shift from traditional homes to modern community living, demonstrates the city's steady transformation into a modern urban centre. Coimbatore's continued development and work-life balance adding to its welcoming populace hold immense promise for the future.

Urban evolution of Coimbatore



1872–1920: The industrial spark

- 1872: Railway connection to Chennai opened important trade routes
- Early 1900s: Emergence of cotton mills → Textile boom



1920–1960: Textile city to industrial city

- Rapid industrial expansion into engineering, pumps, and manufacturing
- Visionaries like G.D. Naidu push local innovation



1960–1990: The era of infrastructure and institutional growth

- Expansion of industrial estates (SIDCO, Peelamedu)
- Growth of educational institutions like PSG, CIT, GRG



1990–2005: Liberalization and suburban spread

- Economic liberalization triggered SME expansion
- IT-ITES started taking root (TIDEL Park proposals emerge)



2005–2015: Rise of the IT corridor

- Saravanampatti emerged as Coimbatore's IT hub
- Presence of companies like Cognizant, Bosch, CTS attracted skilled professionals



2015–2020: Urban expansion and premium housing

- Growth in healthcare, education, and export clusters
- NRI interest grew due to affordability and quality of life



2020–2024: Post-pandemic preference shift

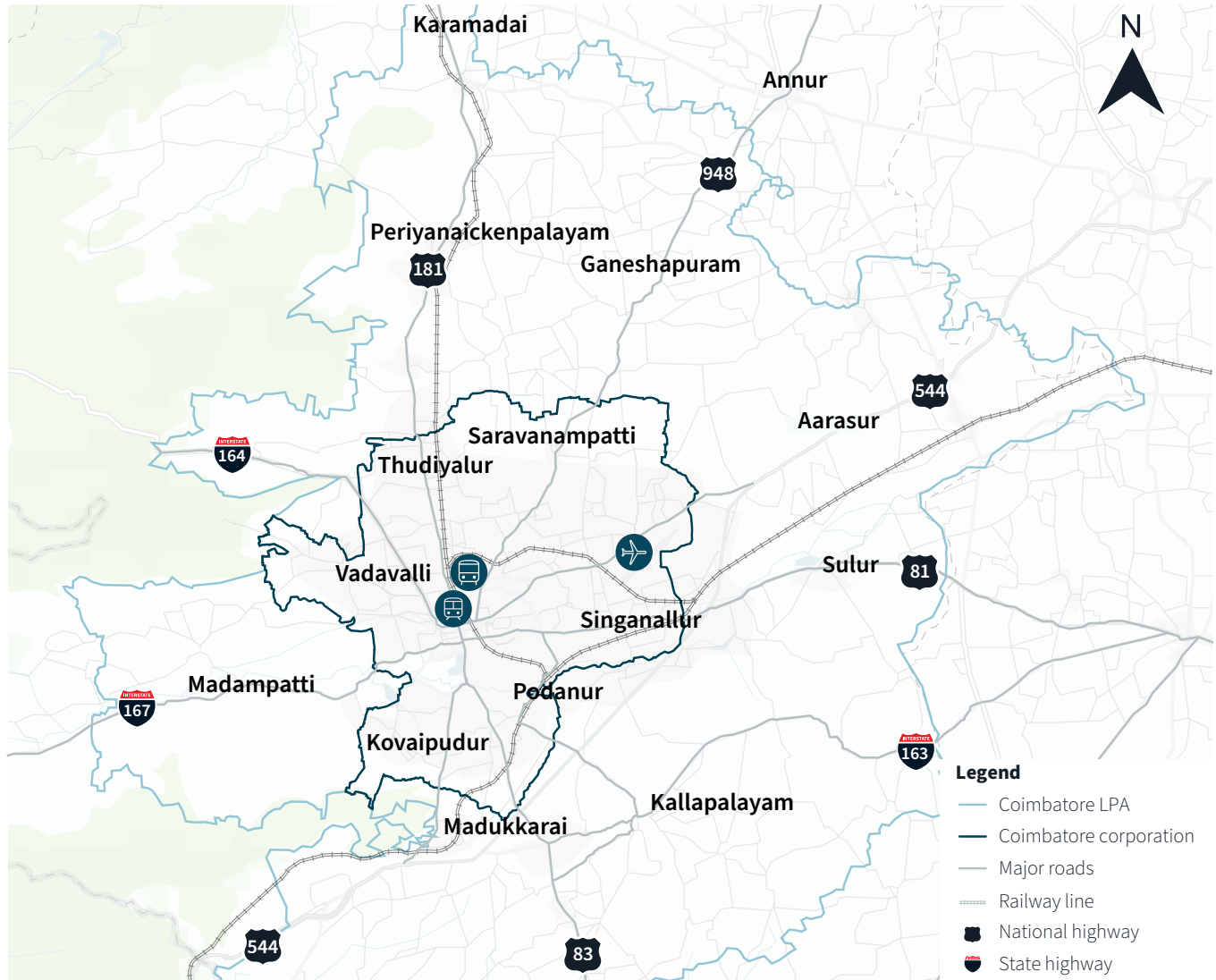
- Demand for spacious homes, wellness living, and nature-centric townships
- Work-from-home drove growth in peripheral zones



2025 and beyond: Coimbatore 2.0

- Upcoming Coimbatore Metro and Airport Expansion to unlock new zones
- Smart city, EV cluster, and high-tech parks planned

Region - overview and connectivity



Administrative and demographic profile

257	sq. Km – Coimbatore City Municipal Corporation (CCMC)
1,531	sq. Km – Local Planning Area (LPA)
7,469	sq. Km – District Area
~75%	Urban population (2011 census)
~87%	Literacy rate (2011 census)

Existing infrastructure and connectivity

6	National highways
5	State highways
3,237	Km – Total road length (CCMC)
2nd	Largest international airport in the state (Direct connectivity to 7 domestic cities and 3 international cities (Dubai, Singapore, Abu Dhabi))
14	Railway stations (operational) in the state with CBE Junction being the major station
Ports	Kochin port (191 km) Thoothukudi port (370 km) Chennai Port (505 km)
Major cities	Cochin (189 km) Bangalore (364 km) Chennai (507 km)

Source: Coimbatore Master plan 2041, JLL 2025, Census India 2011



02

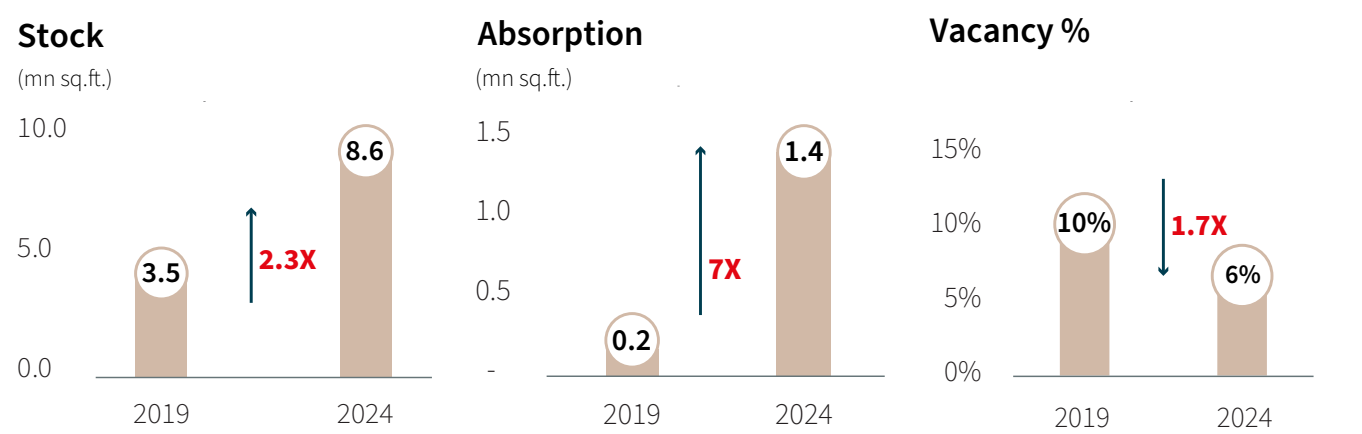
Coimbatore's real estate transformation

Office market transformation

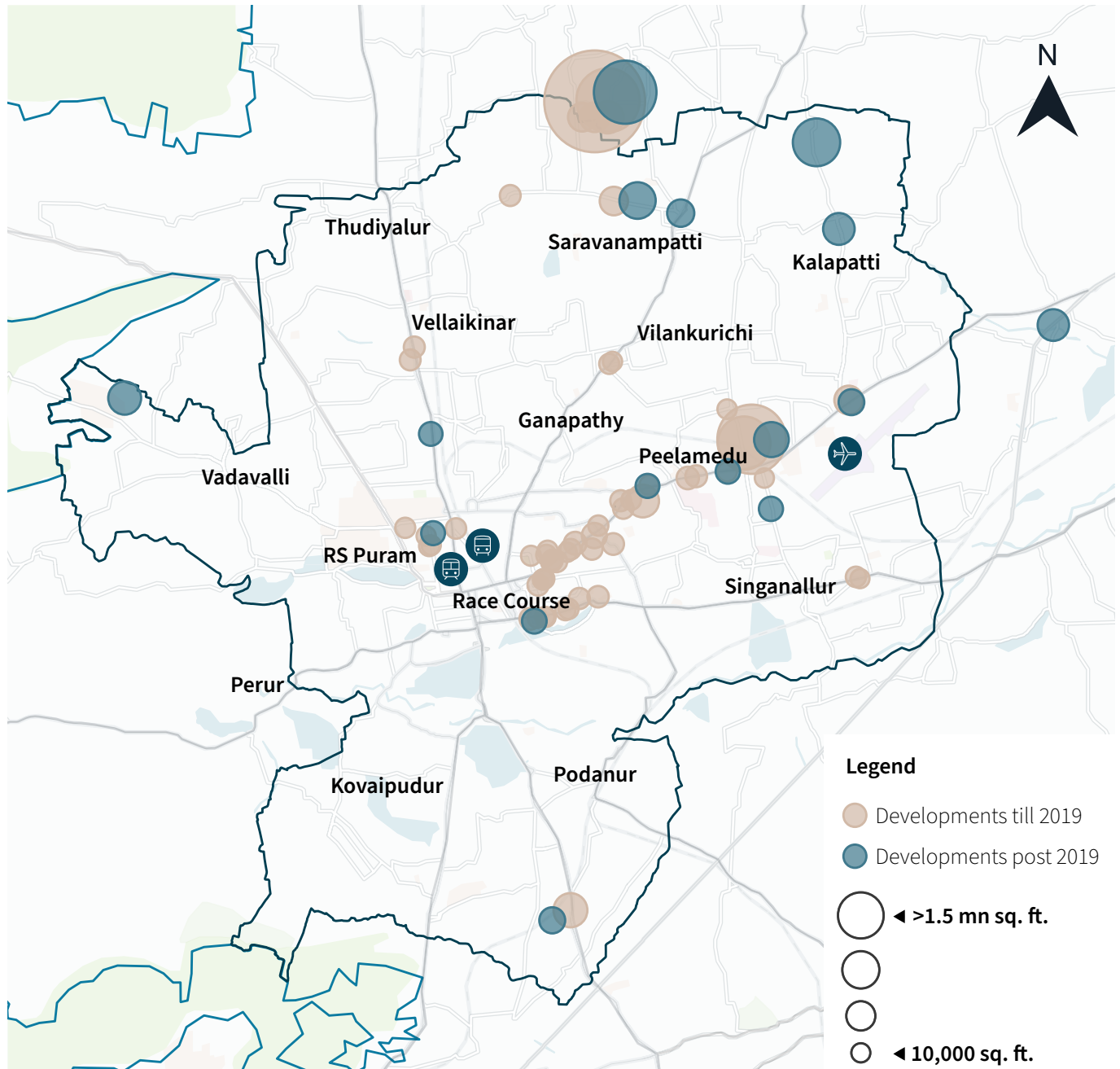
Coimbatore has transformed from a regional IT outpost to a thriving office market — expanding to 8.6 mn sq. ft. with ~6% vacancy, driven by post-pandemic workforce shifts and sustained IT-led demand.

Before 2020	After 2020
<ul style="list-style-type: none">Globalization in the 1990s and the SEZ Act of 2006 spurred initial office market growth.IT parks emerged in Vilankurichi, Keeranatham, and Pollachi Road led by homegrown groups (ELCO-SEZ, KGISL, KCT, Rathinam).City’s talent pool, IT boom, and Tamil Nadu’s IT/ITES policies attracted investment.Major IT players like CTS, NTT Data, Robert Bosch, and Wipro entered the market.TIDEL Park’s opening in 2009 marked a significant transformation in the city’s IT landscape.Regional developers like Indialand Tech Park and Hanudev Infopark established presence.Growth was driven by developing IT ecosystem, strong talent pool, and land availability.	<ul style="list-style-type: none">The Coimbatore office market has demonstrated resilience with gradual recovery after the initial pandemic-related slowdown.The pandemic-driven remote work trend, coupled with high return-to-office percentage led major IT firms to tap in the strong technical talent pool.Coimbatore’s competitive advantages such as competitive real estate costs, established IT infrastructure, qualified and cost-effective workforce fueled it further.Remarkable growth resulted in total office stock growing to 8.6 mn sq. ft. in just 5 years till H1 2025.Average vacancy rate below 6% indicates positive market direction.Office rental rates have shown stability with moderate growth compared to pre-pandemic levels.

Overall stock* 8.6 mn sq. ft.	2024 Absorption 1.4 mn sq. ft.	Avg. rental value INR 55/sq. ft./month
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*Note: Overall stock includes grade A, B, and C
Source: JLL 2025



Major occupiers



Residential market evolution

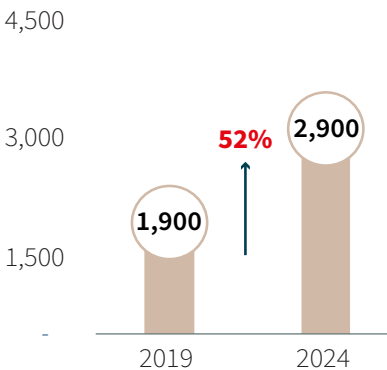
Coimbatore’s residential market has scaled up with a 52% rise in new launches and unsold inventory reduced to below 7%, signifying resilient demand post pandemic.

Before 2020	After 2020
<ul style="list-style-type: none">• The city’s urban footprint expanded beyond corporation limits, in peripheral zones such as Saravanampatti, SITRA, Ondipudur, and Thudiyalur.• A cultural and economic shift saw residents moving from independent houses to gated community apartments and townships with security, amenities, and shared services.• Growth in IT, textile, engineering, and manufacturing sectors boosted employment and housing demand.• Favorable property prices and stable appreciation potential attracted NRI and HNI investment, particularly from the Gulf and Singapore. Plotted developments and second homes were preferred formats for this segment.• While luxury aspirations were rising, premium residential supply was still nascent and limited to select central locations like Race Course Road, RS Puram, and Avinashi Road.	<ul style="list-style-type: none">• Coimbatore emerged as a preferred destination for remote workers due to its low cost of living, healthcare infrastructure etc.• Strong demand for mid-segment housing (INR 5-7.5M) from salaried professionals and young families.• New housing hubs developed around IT parks and infrastructure improvements in areas like Keeranatham, Vilankurichi, Kalapatti, and Saravanampatti.• Premium villa projects (INR 25-35 mn) gained popularity among HNIs and NRIs seeking spacious living.• Plotted developments became top investment choices in areas like Theethipalayam and Kovai Pudur, offering flexibility for self-built homes and retirement living.• The market showed robust health with ~37% capital value appreciation since 2019 and low unsold inventory (below 7%), supported by disciplined launches focused on delivery and quality.

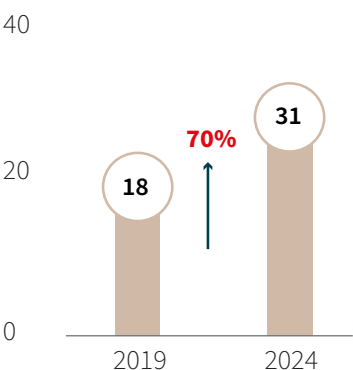
Residential apartment

Total inventory ~32,000 units	Avg. capital value INR 6,200/sq. ft.	Unsold units <7%
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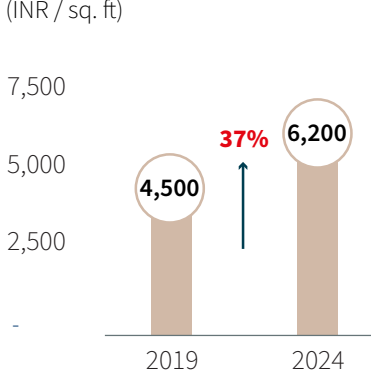
No of units launched



No of projects launched

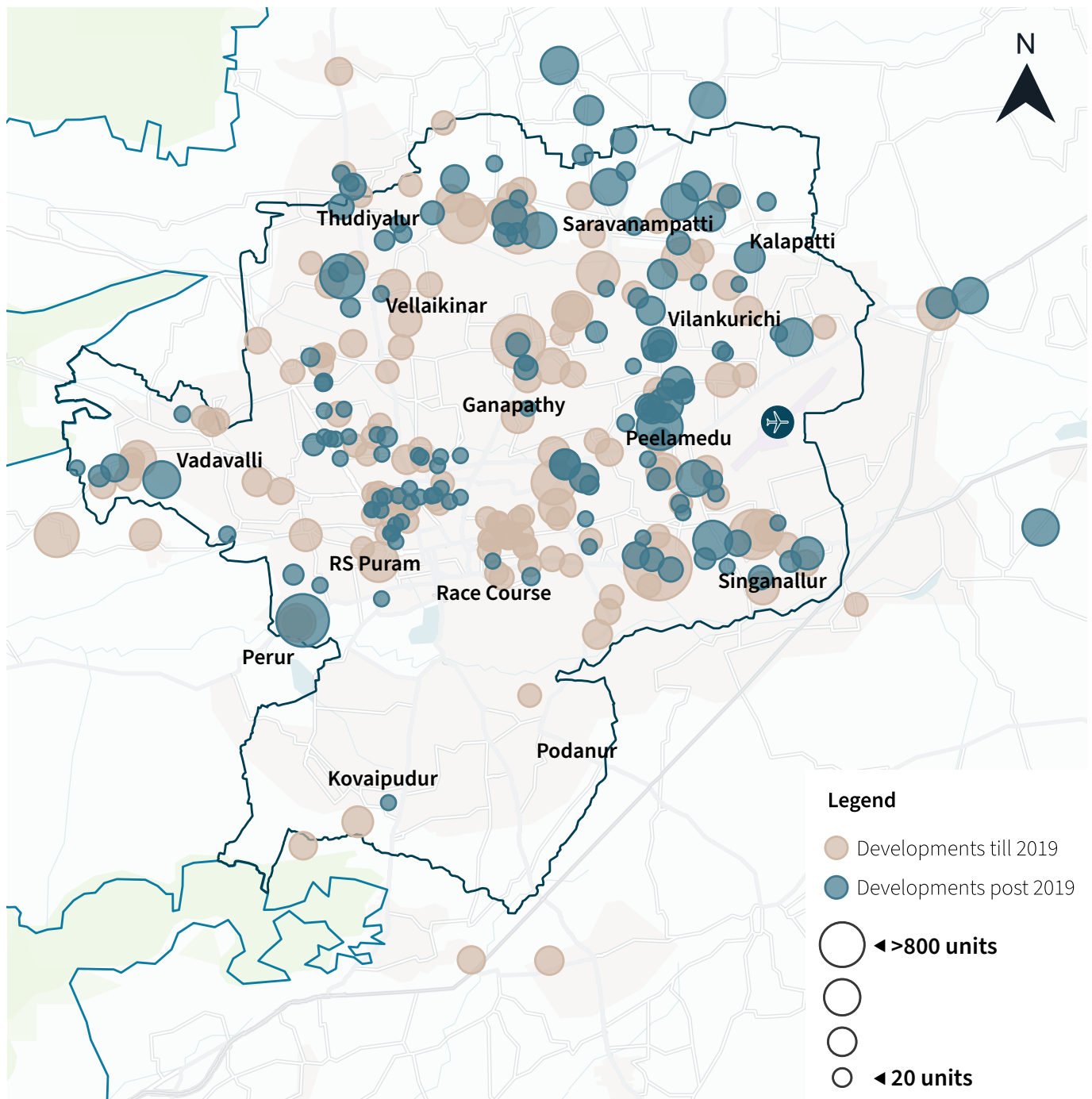


Average capital value



Note: Only projects registered in RERA are considered

Source: JLL 2025



Note: Only residential apartment launches in the city from 2012 is mapped.

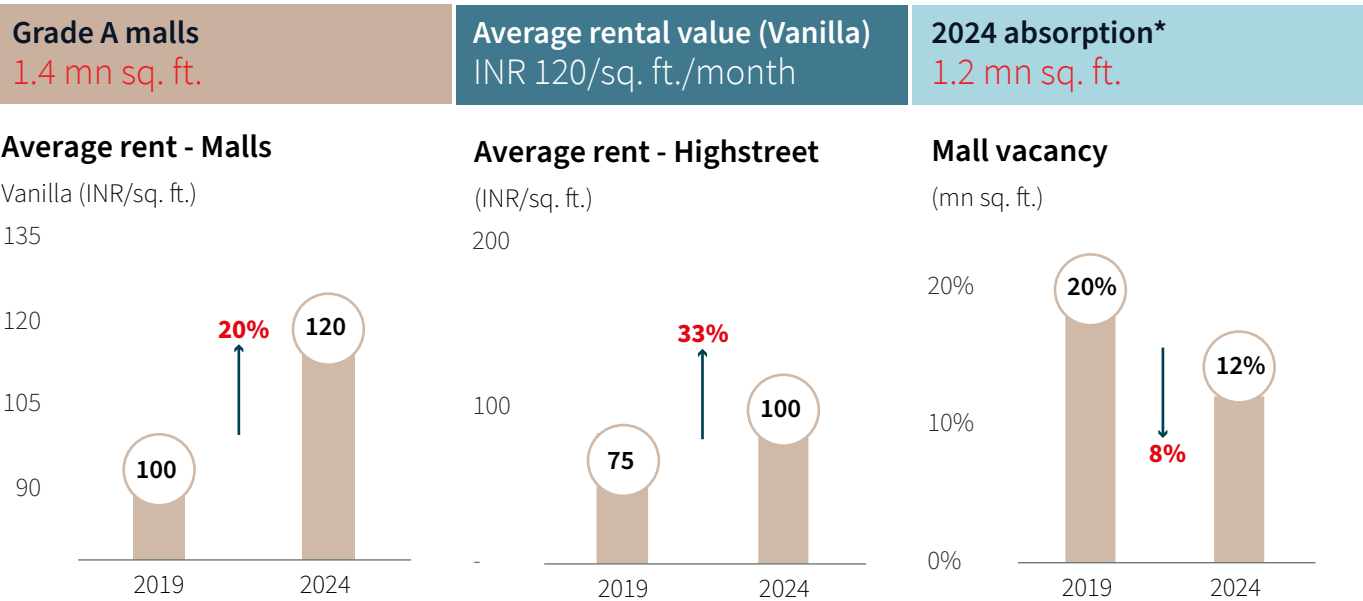
Prominent developers



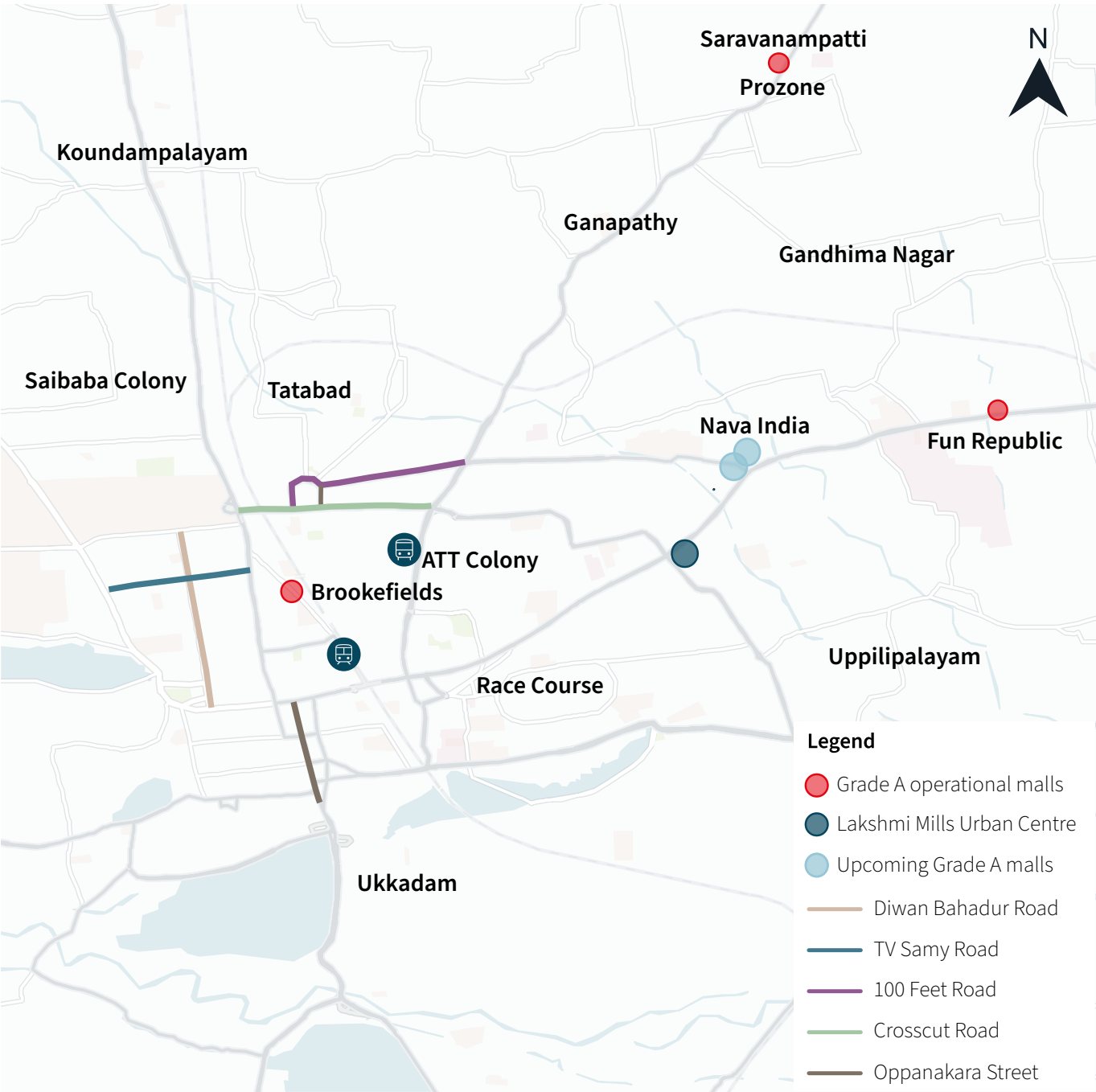
Retail market dynamics

Coimbatore’s 20% retail stock growth with addition of modern shopping formats and tightening vacancies underscore robust demand, powered by post-pandemic consumerism and rental escalation — creating scalable retail opportunities.

Before 2020	After 2020
<p>Coimbatore’s retail sector witnessed a marked transformation starting in the early 2000s:</p> <ul style="list-style-type: none">• Until 2010, traditional high streets were the dominant retail format, with limited presence of organized retail.• The city’s first Grade A mall opened in 2010, marking a turning point for organized retail development.• The early 2010s saw a surge in branded outlets in areas like RS Puram and Avinashi Road, driven by rising consumerism and improved living standards.• Expansion of malls beyond the CBD reflected increasing retail demand across emerging corridors.• Between 2010 and 2019, Grade A retail stock doubled, supported by a high proportion of SEC A & B households and a young, aspirational population with greater spending power.	<p>Post-pandemic recovery has accelerated organized retail growth:</p> <ul style="list-style-type: none">• Rapid urbanization and rise in white-collar employment led to improved lifestyle patterns and significantly higher retail spending.• Prominent national and international brands entered high streets like Oppanakara Street and 100 Feet Road, previously dominated by local players.• Launch of modern urban shopping formats like Lakshmi Mills Urban Centre (220,000 sq. ft leasable area) brought new-age shopping experiences to consumers.• Entertainment infrastructure got a boost with new multiplexes like Broadway Cinemas (with IMAX) and SRK Miraj Cinemas opening over the last 4 years.



Note: Unorganized grade A
Source: JLL 2025



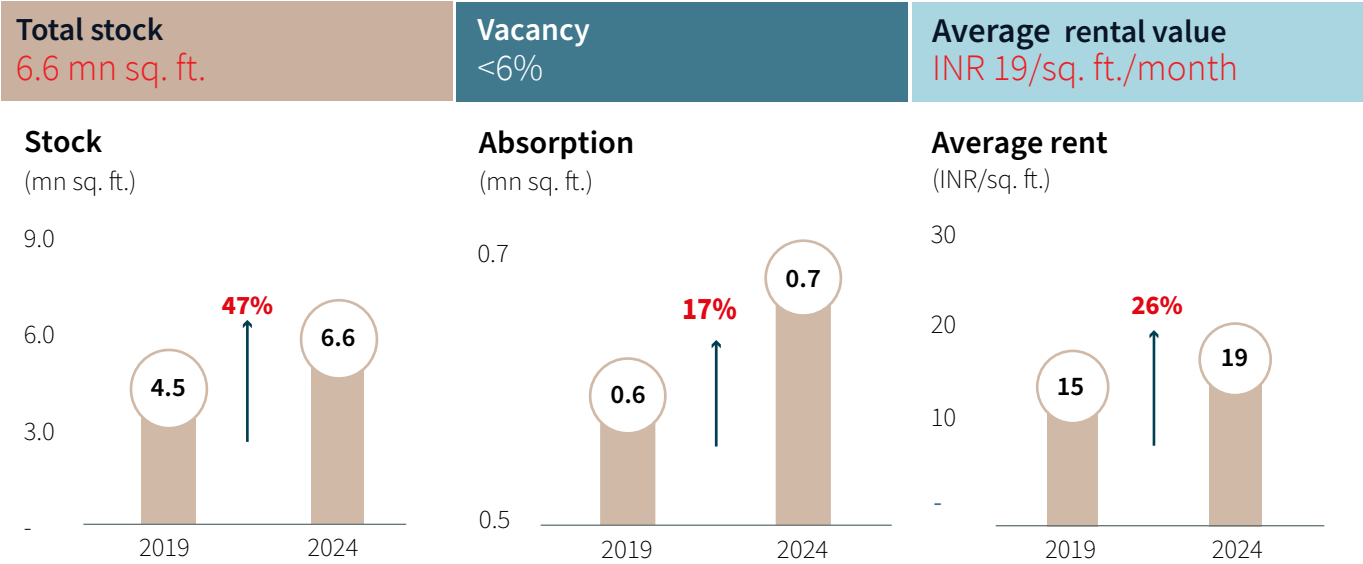
Notable brands



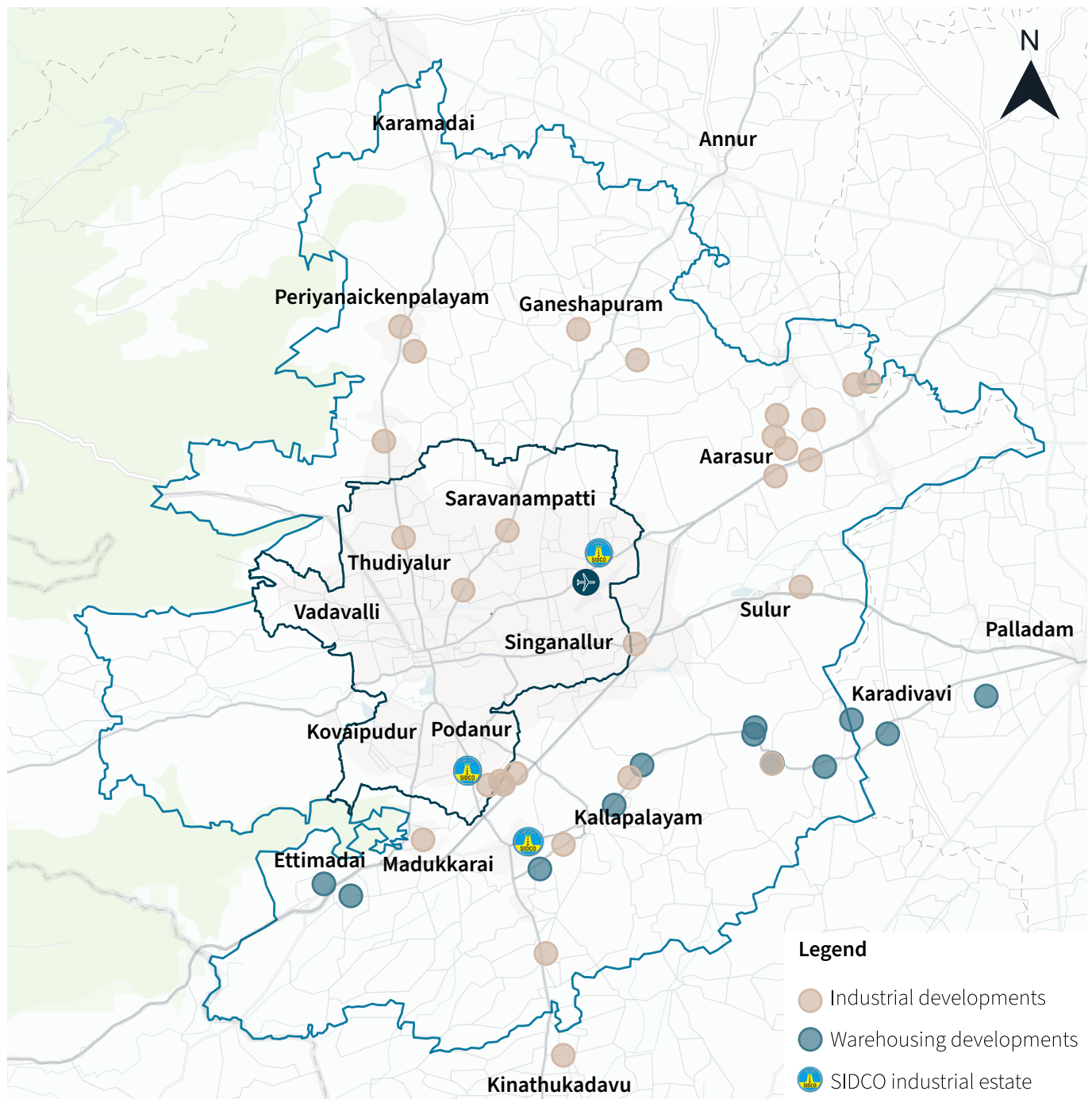
Logistics and industrial growth

Coimbatore has redefined its industrial edge—with 26% surge in rental growth, and rising institutional interest, the city is fast emerging as South India’s strategic industrial and logistics gateway.

Before 2020	After 2020
<ul style="list-style-type: none">Coimbatore served as a key logistics node for regional freight, especially catering to Kerala and southern Tamil Nadu.Major tax reforms like the introduction of GST encouraged formalization and attracted organized players into the Coimbatore market. This led to greater demand for Grade A warehousing and industrial infrastructure.Coimbatore’s long-standing reputation in engineering, auto components, and textile manufacturing continued to attract global brands. These sectors anchored local employment and drove ancillary warehousing needs.Development of the Cochin–Palladam Frontier Road (SH 163) as a strategic corridorPrivate industrial parks in peripheral zones such as Suler, Karanampettai, and Kinathukadavu.	<ul style="list-style-type: none">Manufacturing sector rebounded with 25% growth in output in 2021–22, showing resilience and reinforcing Coimbatore’s industrial significance.Chennai–Bengaluru Industrial Corridor (CBIC) extension via Coimbatore to Kochi spurred interest in industrial land and warehouse leasing.Inclusion in the Defense Industrial Corridor added strategic value and drove infrastructure upgrades in surrounding districts.The pandemic accelerated e-commerce penetration, driving demand for Grade A warehousing from FMCG, 3PLs, and global brands.Government initiatives like the Global Investors Meet attracted significant industrial investment into Coimbatore.Institutional investors found value in low land acquisition costs compared to Tier-1 cities like Chennai or Bengaluru.



Source: JLL 2025



Prominent companies



Senior living prominence

157mn	2.6 Billion USD	45%
Population of elders in India in 2024 (Projected-35 mn in 2026)	Market size of senior living in India	Share of Chennai, Coimbatore and Bangalore combined in senior living units

Coimbatore emerges as the definitive leader capturing 16% market share in India - powered by its perfect climate and world-class healthcare infrastructure that’s reshaping retirement living standards.

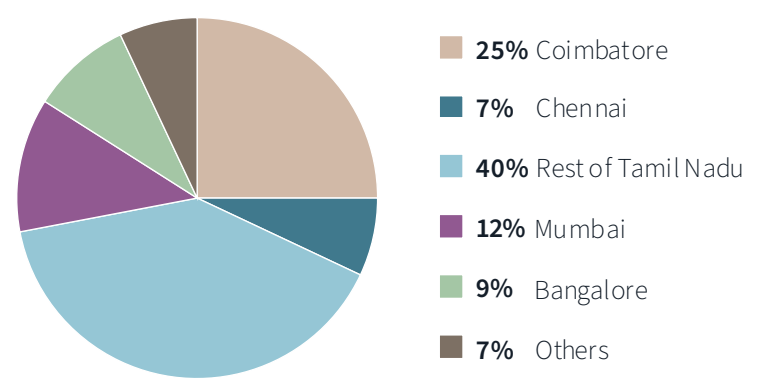
Before 2020	After 2020
<ul style="list-style-type: none">Most of the elderly population lived in regular housing, relying on family members for support.Healthcare visits were challenging, with people traveling to hospitals for medical care and wellness.Significant social stigma was associated with moving into senior living communities.Limited demand for dedicated senior living options.	<ul style="list-style-type: none">Pandemic boosted awareness and demand for senior living communities.Seniors sought out purpose-built environments with better healthcare access. Social acceptance and demand for senior communities increased significantly.More key players entered the market, including gated senior living communities. The sector gained momentum as a viable residential alternative.

Market share	Total inventory	Average capital value
16% of units in India	~5,500 units	INR 6,500/sq.ft.

Demand drivers

- A pleasant microclimate due to its proximity to the Western Ghat.
- Excellent connectivity, with an international airport and access to major cities.
- A robust healthcare system featuring both reputed hospitals and well-established alternative medicine.

Buyers purchasing properties in Coimbatore



Prominent developers

Source: United Nations World Population Prospects 2024, JLL Research

Coimbatore is an emerging GCC hub with a large talent pool, cost-effective infrastructure and a growing flex market.

Emergence of GCC

50+	9%	150+	~3x
GCCs in Coimbatore	Share of GCCs talent in Tamil Nadu	Tech MNCs in Coimbatore	GCC Growth Since 2019

The city is an emerging GCC hub offering a large talent pool and operationally cost-effective infrastructure. Its high quality of life, supportive policies, and upcoming metro further solidify its appeal.

Key differentiators			
IT/ ITeS workforce	No. of engineering colleges	Grade A IT parks rental	Ease of living 2020 - Rank
300K+	70+	30-35%	7
With 50% in mid to senior level	Highest among emerging cities	Lower rental compared to metro cities	Promotes talent retention

Source: Zinnov GCC Research and Analysis

Flex growth

Flex market has a total stock of approx. 12,500 seats in Coimbatore, with Indiqube being the largest share holder.

Flex space market surged post-pandemic, primarily driven by IT/ITES. Enterprises increasingly integrate flex spaces into their portfolios strategically.

Hybrid work drives flex space adoption. Occupiers value customization, flexibility, location, adaptive planning, and cost benefits. Managed office solutions gain popularity, meeting evolving business needs.

750,000 sq. ft.
Area under flex stock
4%
(~400 seats)
Vacancy as of 2024

Major operators			
			
			

Source: JLL 2025

Social infrastructure advantage

The comprehensive development of education & healthcare creates a complete ecosystem that drives real estate growth, attracting young professionals, families, and retirees seeking quality living options.

Schools	Total no. of schools ~1,200	Total no. of CBSE schools 81	Total no. of IB and ICSE schools 9	Total annual enrolment ~6.2 L
Colleges	Total no. of institutions 180	Total no. of engineering and technology colleges 73	Total no. of Universities 10	Total no. of graduates passing out every year ~15,000
Hospitals	Total no. of private hospitals 180+	Total no. of government hospitals 14	Total no. of hospital beds +8,500	Total no. of KMCH (no. of beds) ~900

- With **16 NIRF ranked institutions** (14% of T.N), Coimbatore emerges as one of South India's major educational centers outside of metropolitan cities
- **Largest in terms of density of quality institutions** compared to its population size for cities more than 1 mn population in Tamil Nadu

Impact of social infrastructure in real estate

	Institutional neighborhoods such as Peelamedu, Saravanampatti, Kurichi etc. attracting residential and mixed-use developments, resulting in the formation of new self sustained micro-markets .		Due to increased NRI investment , the city witnessed an increase in number of international board curriculum schools in the city in the past 5 years. Prominent schools like Delhi Public School, SSVM, SBOA, etc. are present in the city.
	With over 1.0 lakh higher education seats, educational hubs drive consistent rental demand and student housing developments in areas such as Saravanampatti and Peelamedu.		Well established healthcare institutions such as Ganga Hospital, KMCH, GKNM Hospital, KG Hospitals and Sri Ramakrishna Hospital known for their world class treatment at efficient cost, boosting medical tourism and fueling hospitality demand.
	Areas surrounding prominent institutions like PSG Institutions, Sri Krishna Institutions, Kumaraguru Institutions etc. have seen significant property value appreciation in the range of 5 – 10% over the past 5 years.		

Source: Coimbatore Master Plan 2041, Statistical Handbook Tamil Nadu 2021-22, Coimbatore District, AICTE, SARAS CBSE, District Profile – 2016, JLL 2025, NIRF 2024.

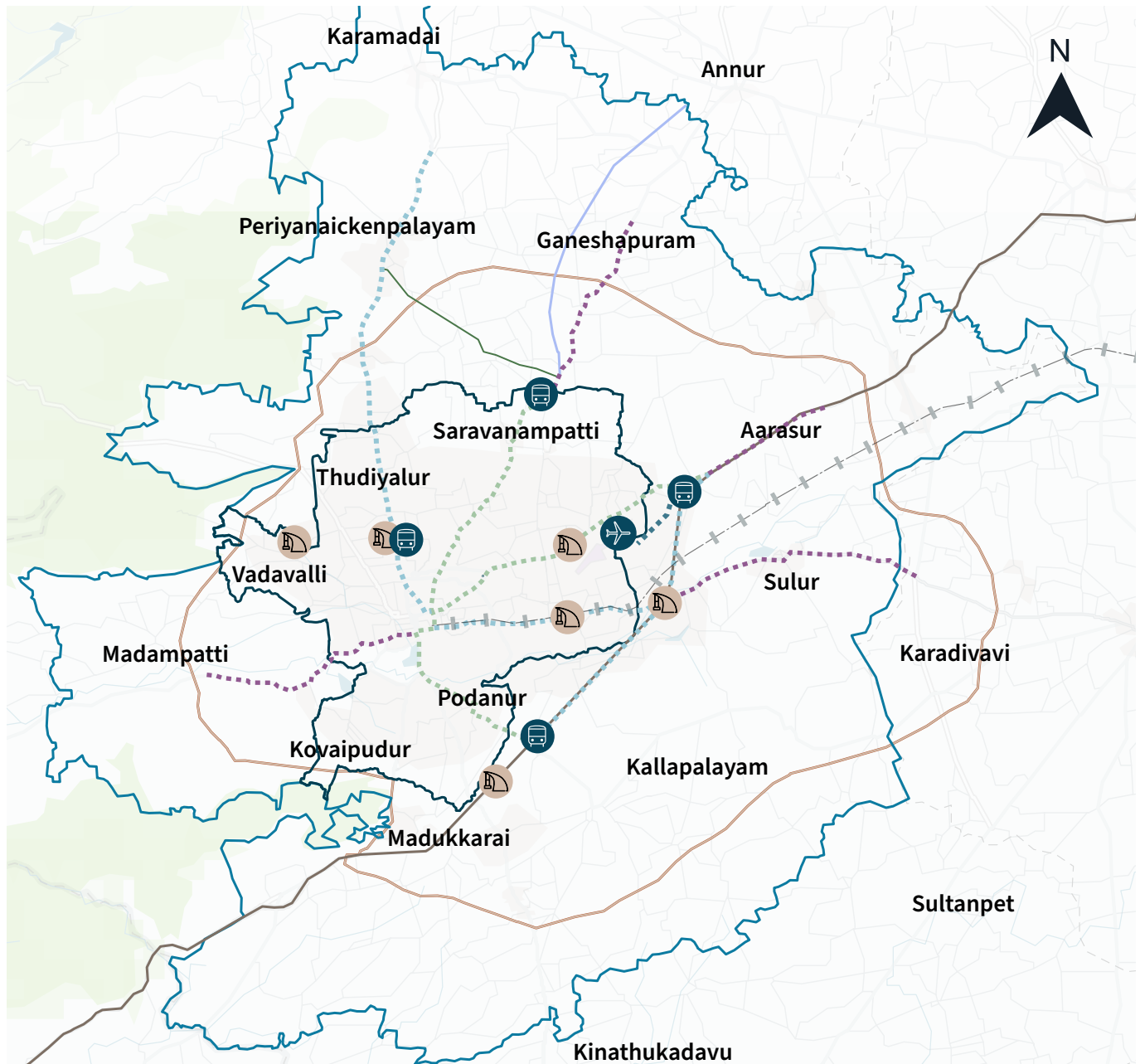
*Note: 16 distinct institutions ranked in top 100 in 16 different categories competing with 6,517 institutions participated,.



03

Envisioning the future

Growth catalyst - infrastructure initiatives



Note: Only major transport and infrastructure initiatives are marked

Legend	Project name	Details
	Outer ring road	119 km
	Coimbatore metro phase 1	45.8 km
	Coimbatore metro phase 2	56.0 km
	Coimbatore metro phase 3	45.5 km
	Proposed levated RRTS	185 km
	Proposed Kochi Bangalore Industrial Corridor (KCBT)	












Legend	Project name	Details
	Sathy road bypass	17 km
	Kurumbapalayam - Periyanaickenpalayam Link	10.6 km
	Proposed bus terminals	107 acres
	Airport expansion	632 acres
	Proposed (or) U/C flyovers	

Source: Coimbatore Master Plan 2041, Media sources.

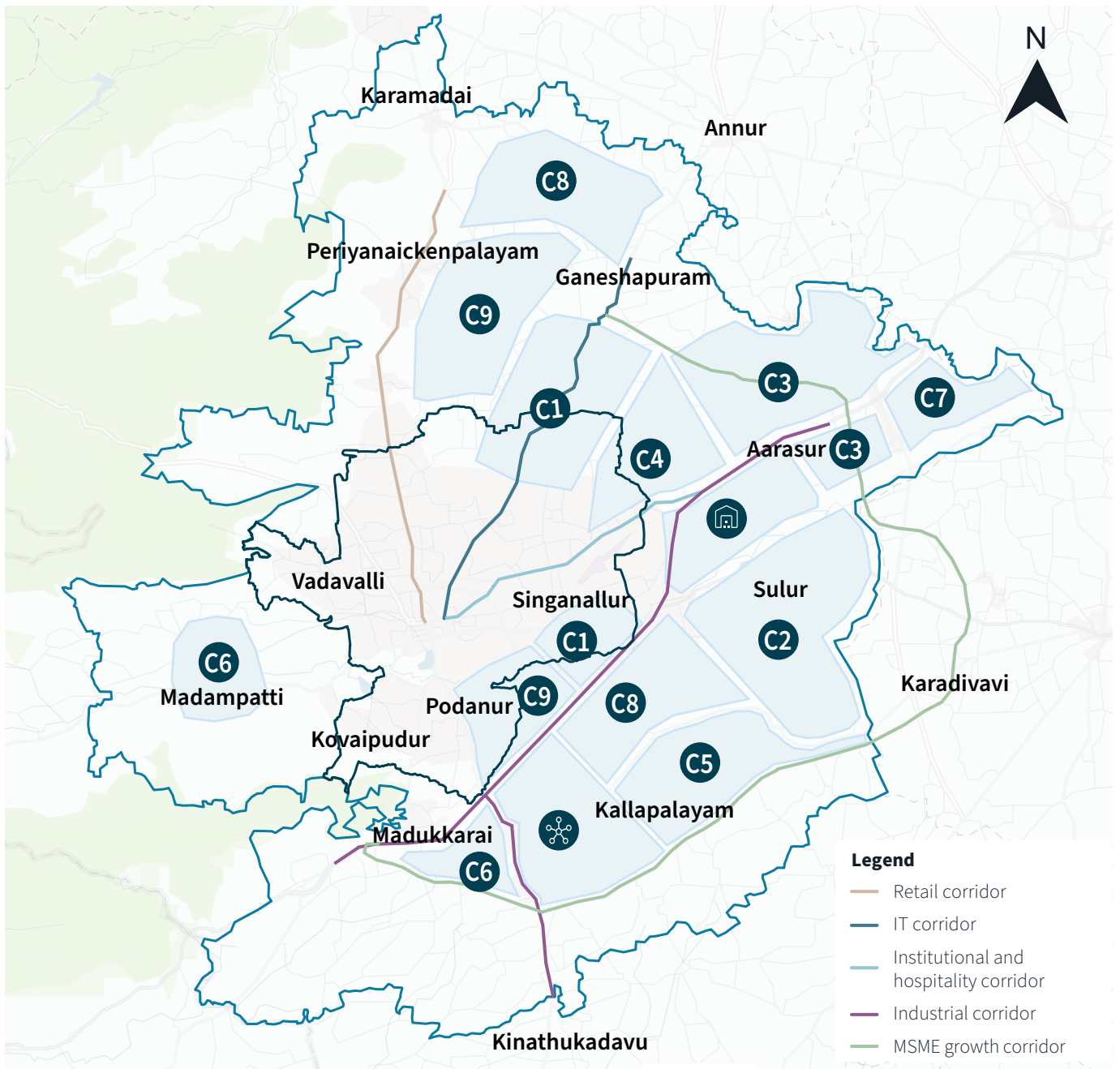
Economic impacts

Upcoming infrastructure

Economic benefits

	Airport expansion	The expansion of Coimbatore airport is expected to boost trade, tourism, and real estate development, leading to job creation and overall economic growth in the region.
	Outer Ring Road (linking NH-544, NH-81, NH-181)	Decongest the city and bypass freight. Reduces urban traffic, improves logistics, boosts industrial freight movement, and enhances regional trade links. Opening of new residential and commercial pockets.
	Road widening (30 new link roads and widening of key corridors)	Reduces urban traffic in key areas like Saravanampatti–Thudiyalur Road, Trichy Road, Kalapatti Road, Sathy Road etc.
	Proposed mass rapid transit system (MRTS) corridors – (Metro Rail Ph 1 to Ph 3)	Reduces traffic, improves worker mobility, boosts real estate development fueled by Transit Oriented Development plans leading to opening of new residential pockets.
	Junction upgrades and flyovers	Reduces delays at intersections, boosts safety and time savings for daily commuters. Key nodes in Trichy Road, Mettupalayam Road and Sathy Road will benefit.
	New bus terminals	Minimizing the traffic towards the city during peak hours and peak seasons thereby speeding up city exit.
	New bus depots, bus depot improvement and additional 3,000 buses	Improved public transport system will increase ridership thereby reducing traffic, pollution and carbon emissions.
	Rail integration and Regional Rapid Transit System (RRTS)	Enhances intercity commerce, reduces travel costs, increases connectivity to other industrial belts in the region and boosts tourism.
	Non-Motorized Transport (NMT) Network	Encourages ‘walk to work’ by eco-friendly travel, boosts local retail foot traffic, and lowers public health costs.
	Electric vehicle infrastructure	Encourages EV mode of transit. Reduces delays at intersections, boosts safety and time savings for business and logistics sectors.
	Trunk infrastructure and public health upgrades	Critical upgrades in water, sewage, and stormwater systems, biomining, bio-CNG plants, and cluster-based treatment hubs. New skill centers, healthcare facilities, and sports infrastructure aim to build human capital, attract investment, and improve urban livability.

Proposed economic clusters



Cluster	Description
C1	IT, GCC, BPO, and Fin tech
C2	Defense and aerospace
C3	EV, automobile and electronics
C4	Med tech and bio innovation
C5	Renewable energy and green tech
C6	Agro-processing and food tech

Cluster	Description
C7	Textile innovation
C8	Machinery and engineering
C9	Startup and innovation cluster
	Logistics park
	Multi-sectoral cluster

Source: Coimbatore Master Plan 2041

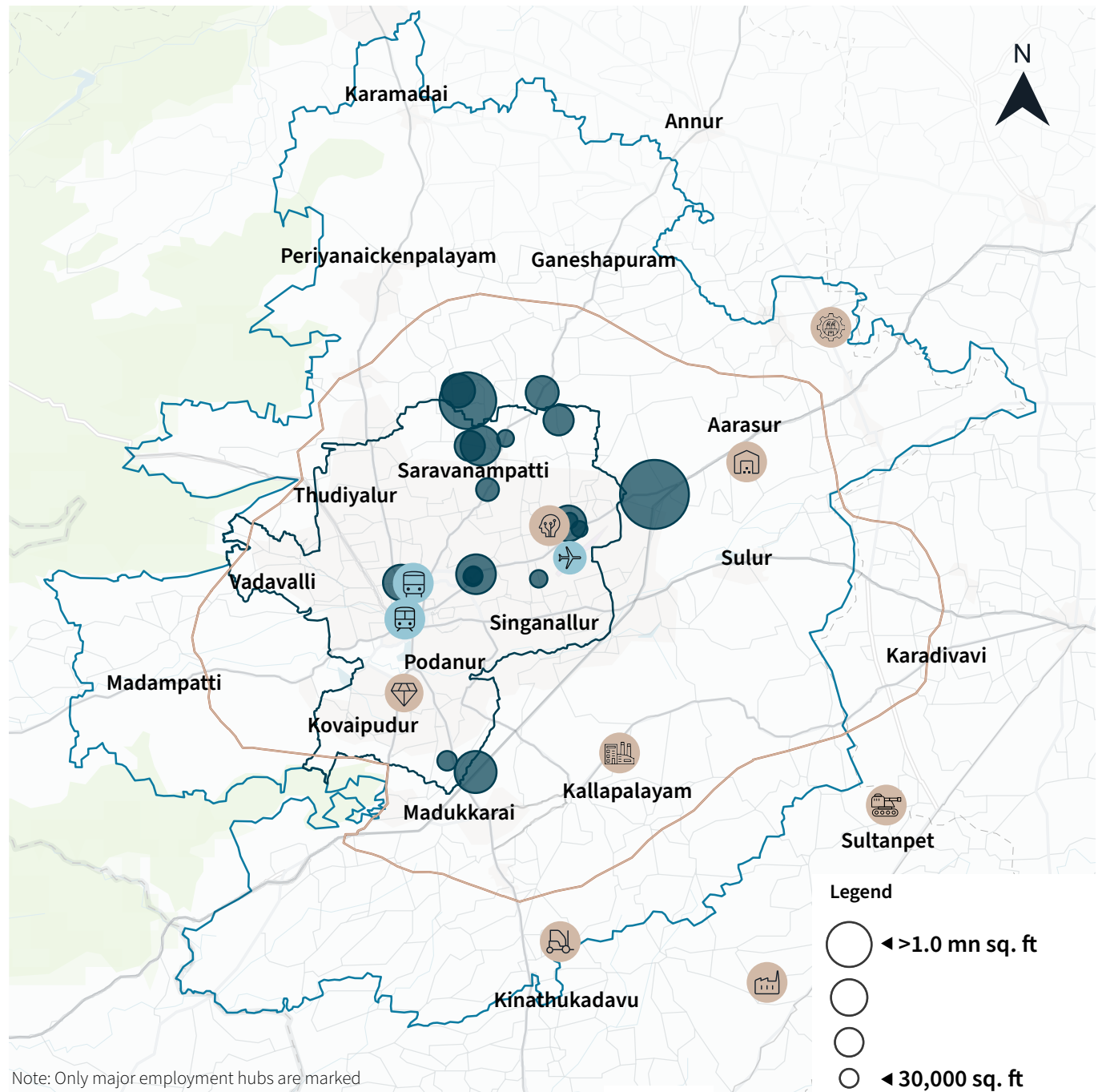
Economic impacts

Nine clusters have been identified for cluster development. The objectives are as follows:

- Position Coimbatore as a globally competitive economic powerhouse.
- Make Coimbatore the start-up and innovation Capital of Tier-2 India
- Enable compact, connected, and efficient urban growth
- Resilient and sustainable measures for long-term economic growth

Cluster	Name	Location / Road	Economic impacts
C1	IT, GCC, BPO, and Fin tech	Sathy Road and Avinashi Road	Leveraging the existing IT development and connectivity, making it ideal for global capability centers and technology-based enterprises.
C2	Defense and Aerospace	Varapatti	Anchored by the Tamil Nadu Defence Industrial Corridor and proximity to Sullur Air Force Station.
C3	EV, Automobile and Electronics	Mopperipalayam, Karumathampatti	Focusing on electric vehicles and electronics, taking advantage of proximity to the Logistics Park and Coimbatore International Airport.
C4	Med Tech and Bio Innovation	Avinashi Road	Utilizing the presence of medical institutions, for healthcare innovation, creating opportunities for academy-industry collaboration and product development.
C5	Renewable Energy and Green Tech	Kallapalayam, Bogampatti	Ideal for renewable energy initiatives, with access to industrial infrastructure and demand for sustainable solutions.
C6	Agro-Processing and Food Tech	Madampatti, Thondamuthur	Leveraging proximity to agricultural lands and dairy farms, supporting integrated dairy processing and value-added Agri-product facilities.
C7	Textile Innovation	Karumathampatti, Vanjipalayam	Positioned closer to Tiruppur region, aiming to emerge as a hub for R&D and advanced textile technologies.
C8	Machinery and Engineering	Sathy Road and the L&T Bypass	Aiming to strengthen mechanical innovation, encouraging modernization through automation and export-oriented production.
C9	Startup and Innovation Cluster	Mettupalayam Road and L&T Bypass	Aiming to foster Coimbatore as a leading startup hub by providing infrastructure and resources for entrepreneurs.

Major upcoming employment hubs

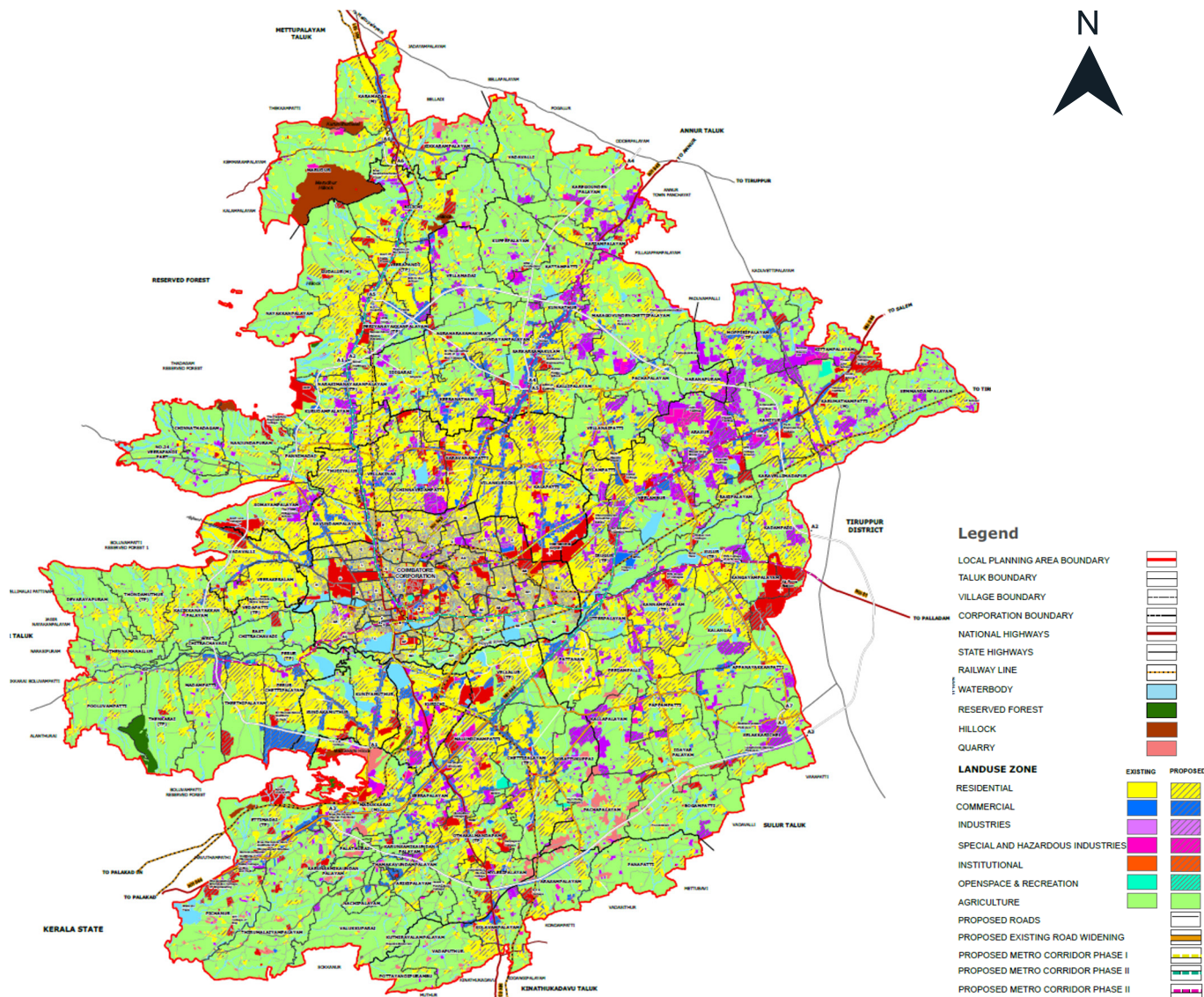


Legend	Project name
	Jewellery industrial complex
	Defence industrial park by SIPCOT and TIDCO
	SIPCOT industrial park in Kinathukadavu
	Multimodal logistics park in Madhapur
	COSIEMA industrial park at Myleripalayam

Legend	Project name
	Anna industrial park at Kittampalayam
	CODISSIA industrial park at Kallapalayam
	AI Park in Peelamedu
	Commercial office spaces/IT parks

Source: Coimbatore Master Plan 2041, Media sources, JLL 2025

Proposed land use map-2041



Land use category	% of total 2024	% of total 2041	Area (sq. km) 2041
Residential	20.73	27.14	415.66
Commercial	1.28	4.57	69.93
Industrial	5.12	7.33	112.21
Special and Hazardous Industry	1.41	1.44	22.13
Institutional	3.73	5.05	77.41
Open Space and Recreational	0.15	0.16	2.43
Agriculture and Others	59.62	45.83	701.88
Transportation/Infrastructure	3.68	4.21	64.48
Water Bodies	4.27	4.27	65.44
Total	100	100	1,531.57

Urbanization in Coimbatore will intensify through 2041, leading to expanded residential, commercial, and industrial land. Planning for infrastructure, sustainability, and balanced growth will be critical as the city transitions to more urban land uses.

Source: Coimbatore Master Plan 2041

Leading the curve - 2030



Office

- The projected office space demand in Coimbatore highlights a significant future opportunity for developers, investors, and policymakers as the market is expected to expand well beyond current supply levels under every growth scenario.
- This demand surge underscores substantial potential for new projects, infrastructure upgrades, and policy support, positioning Coimbatore as a prime market for office sector expansion and business growth in the next five years.



Organized retail

- Coimbatore's organized retail sector offers a strong future growth opportunity, with projections indicating the need for 2.79–3.30 Million sq. ft. of organized retail space by 2030.
- This growth provide clear opportunities for developers to add modern, high-quality mall space, for investors to participate in a rising retail ecosystem of Coimbatore.

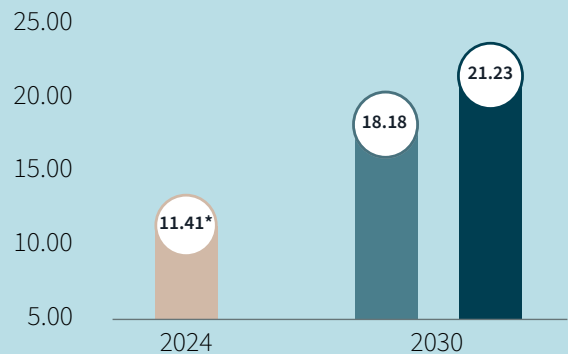


Residential

- Coimbatore's residential market is facing a clear upward trajectory in development activity, suggesting favorable conditions for market entry and expansion strategies for developers and investors alike.
- The established social infrastructure and robust employment base fuel sustained housing demand, creating compelling long-term real estate investment opportunities in the region.

Office growth trajectory

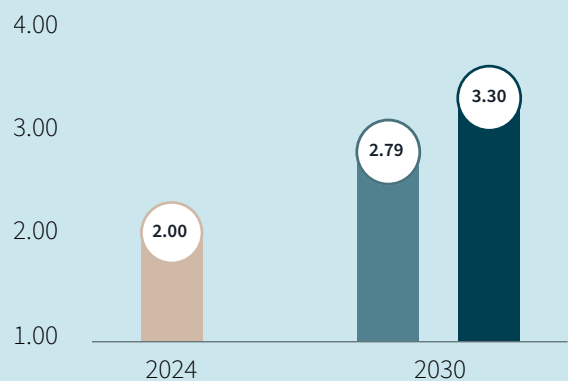
(mn sq.ft)



*Note: Office space including campus spaces of major IT companies in the city

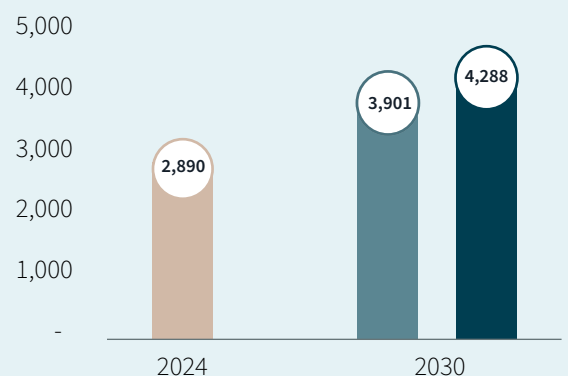
Organized retail growth trajectory

(mn sq.ft)



Y-O-Y residential** launch projection

(Units)



■ Present scenario
■ Business-as-usual scenario
■ High growth trajectory scenario

**Note: Only projects registered in RERA are considered

Opportunities and beyond



Residential

Hybrid work impact leading to larger 2/3 BHK homes with WFH space, green and wellness projects, smart gated townships with smart features and amenities.



Commercial office

Well entrenched office hubs with growth of satellite office zones, demand for plug-and-play offices (flex spaces) for startups, technology, services hub etc. IGBC/LEED certifications becoming standard for new offices.



Retail

Increase in preference for organised retail spaces and malls as they integrate national brands, modern dining, and enhanced customer experiences, driven by growing consumer preference for curated, all-in-one destinations for shopping, leisure, and entertainment.



Warehousing

3PL, FMCG, and auto sectors drive built-to-suit demand while e-commerce boosts market activity. Food, pharma, and Agri-export cold chain requirements accelerate development in southeastern region.



Senior living

Rise in NRI-driven demand for secure and service-based communities for elderly parents, coupled with Coimbatore's favourable climate, healthcare access, and peaceful surroundings.



Student housing

Coimbatore has over 30 major colleges/universities, creating sustained demand for student housing and rental apartments near major educational hubs.



Hospitality

Growing domestic business travel, medical tourism, and weekend tourism has spurred mid-range and boutique hotel demand.



Co-living

Hybrid working and digital nomad lifestyles are fueling demand for short-term flexible stay formats.



Dark stores

Increase in e-commerce adoption, behavioral shift toward convenience and home delivery options, growing presence of national quick commerce players (Zepto, Blinkit, Swiggy Instamart) in the city will create the demand for dark stores in the city.

About CREDAI Coimbatore

CREDAI Coimbatore is the city's leading association of real estate developers, representing over 75 prominent members who are actively shaping the urban landscape of this vibrant and fast-growing city. As the Coimbatore chapter of the Confederation of Real Estate Developers' Associations of India (CREDAI), it brings together private real estate developers under a single, unified umbrella to promote responsible growth, industry collaboration, and policy advocacy. For years, CREDAI Coimbatore has played a vital role in the city's development, serving as a trusted voice for the real estate sector and a key partner in Coimbatore's transformation into a modern urban hub. Known for its spontaneity and transparency in disseminating key information, the association keeps its members regularly updated on changing government regulations, approval processes, and industry best practices — fostering compliance, professionalism, and ease of doing business. Beyond business, CREDAI Coimbatore is also deeply committed to corporate social responsibility (CSR), supporting various community-driven initiatives focused on education, environmental sustainability, and civic development.

The chapter is steered by a dynamic team of committee members who bring experience, energy, and a shared vision for the city's future:

President	Joint Secretary	Vice-President	Treasurer	Secretary
S.R. Arvind Kumar	Madan B Lund	Rajiv Ramasamy	Karthik Kumar P	Sanjana Vijayakumar

Committee members:

1. Gudan	2. Surender Vittel	3. D. Abhishek	4. U. Somasundaram	5. Siddharth M
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About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$23.4 billion and operations in over 80 countries around the world, our more than 112,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com

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