

 **ICICI Property Services**  
(A division of ICICI Home Finance Company Limited)



# || SANCTUARY OF LEARNING ||

COIMBATORE RESIDENTIAL REAL ESTATE REVIEW  
APRIL 2010



Tamil Nadu Agricultural University (TNAU) - Leading agro-technology provider of India

# Coimbatore: Sanctuary of learning

**Situated on the banks of River Noyyal, Coimbatore has gained reputation as a centre for quality education. The city today has more than two dozen engineering colleges, two medical colleges, an Air Force administrative college, a forest college, more than 75 arts and science colleges and 6 universities, churning out about 41,000 graduates every year. The earliest educational institutions were C.S.I. Boys' High School (1831), Stanes High School (1862), St. Francis Anglo Indian Girls High School (1880) and Government Arts College (1875-76). These reputed institutes nurture a bustling student population and make Coimbatore a blessed sanctuary for knowledge and learning.**

## **Coimbatore: A Fact File**

Coimbatore is the second largest city (in terms of population) of Tamil Nadu after Chennai. It has a corporation area of 105.6 sq. km. Coimbatore is also known for its various industries, engineering goods, health care facilities, friendly culture and hospitality. The rich black soil of the region has contributed to Coimbatore's flourishing agriculture industry; it is the cause for the successful

growth of cotton that served as a foundation for the establishment of its famous textile industry earning it the sobriquet "The Textile Capital of South India" or "The Manchester of the South". The first textile mill came up as far back as 1888 but there are now over a hundred mills. The result has been a strong economy and a reputation as one of the famous industrial cities in South India.

Coimbatore serves as an entry and exit point to neighbouring Kerala and the ever-popular hill station of Udthagamandalam (Ooty). Mettupalayam, from where the Nilgiris Mountain Train starts, is just 35 km from Coimbatore. Coimbatore enjoys a very pleasant climate the year round, aided by the fresh breeze that flows in through the 25-km long Palakkad gap in the Western Ghats.

## **Location**

Coimbatore is situated in the extreme west of Tamil Nadu at 11° North Latitude and 77° East Longitude and is located near the state of Kerala. It is surrounded by the mountains on the west with reserve forests and the Nilgiri Biosphere reserve on the northern side. The city has the location advantage of being near to Chennai, Bangalore and Kochi and is well connected with all these cities.

## Climate of Coimbatore

Coimbatore has a pleasant climate through the year, with the mercury not rising to uncomfortable levels, as is the case of many other southern cities. Though the city does not experience the south-westerly monsoons, however, due to the presence of the mountain pass, major parts of the district still stands to benefit from the same during the months of June to August. Septembers are usually warm, followed by the regular monsoon season brought about by the retreating monsoons, i.e. the north-easterly, starting from October till early November. It is for this fact that the best time to visit Coimbatore is from December to March.

The city has small rivers like the Siruvani and Atthikadavu which fulfill the city's water needs as the rainfall alone is insufficient.

## History of Coimbatore

Originally, Coimbatore district formed a part of the Kongu Nadu region, the history of which dates back to the Sangam age. It is believed that in early days, the area was inhabited by tribes, the most predominant among them being the Kosars who are reported to have had their headquarters at Kosampathur which probably became the present Coimbatore. However, the tribal predominance did not last long as they were overrun by the Rashtrakutas. From Rastrakutas the region fell in to the hands of the Cholas who were in prominence at the time of King Raja Raja Chola. Post the decline of the Cholas, the Kongun territory was occupied by the Chalukyas and then by the Pandyas and the Cysalas.

Due to internal strife in the Pandyas Kingdom, the Muslim rulers from Delhi were able to annex the region and put it under the rule of the Muslim rulers of Madurai. This muslim rule of Madurai was brought to an end by the emergence of the Vijayanagar Kingdom in the 14th century. With the decline of this empire in 1550, the military governors, the Nayaks, took control of Madurai, Coimbatore being a part of this territory. The 1700s, the period of Tirumal

Nayak, was a period of unrest for the Kongu region, with various off-shoots of the erstwhile Vijaynagar Kingdom fighting amongst each other for dominance of the region; Mysore forces having an upper hand.

Hyder Ali usurped the throne of Mysore in 1760, by which time, the British were trying to gain foothold on the region. Many a battle were fought till the death of Tippu Sultan in 1799, when the Kongu region came to be ceded to the East India Company by the Maharaja of Mysore who was restored to power by the East India Company post Tippu's demise. From then till 1947, when India attained independence, the region remained under British control who initiated systematic revenue administration.

When Kongunad fell to the British along with the rest of the state, it's name was changed to Coimbatore and it is by this name that is known today, except in Tamil, in which it is called Kovai.

There are more than 30,000 tiny, small, medium and large industries and textile mills in Coimbatore. The city is known for its entrepreneurship of its residents. In spite of its prominence as a bustling industrial city, Coimbatore still remains one of the pollution free cities in India. Covering an area of 23.5 square kilometers, the city houses some of the biggest names in the Indian Industry. The major industries include textiles, textile machinery, automobile spares, motors, electronics, steel and aluminum foundries. Tirupur - a neighbouring town has carved a niche for itself in the garments market. Agriculture however remains the major occupation.

The language spoken in Coimbatore city is mainly Kongu Tamil. The average literacy rate is 76.97% which is well above the national average of 59.5%.

## Administrative Framework

The District Commissioner is the head of administration and is assisted by a Deputy Commissioner and Assistant Commissioner (personnel). This department is responsible for general administration of the corporation including establishment matters, correspondence with Government and other departments, public relations, redressal of public grievances, legal matters and lawsuits and all matters related to office administration.

For administrative convenience, the corporation has been divided into four zones: East, West, North and South, each headed by an Assistant Commissioner. In addition to this, there are three Assistant Commissioners in the main office dealing with Personnel, Revenue and Accounts.

Coimbatore Local planning authority is functioning under the Director of town and Country planning and is one of the major local planning authorities in Tamil Nadu. It comprises of the following:

LOCAL BODIES (ADMINISTRATION)	
Corporation	1
Municipality	2
Town Panchayat	30
Village Panchayat	52

The major functions of local planning authority include preparation of master plan and detailed development plan, preparation of special projects like Heritage town improvements, Western bye pass road, Link Road and parking lot, regulating the developments and maintenance of fund accounts.

## Coimbatore: Transport

The city has an airport at Peelamedu and an air force base at Sulur. The Coimbatore airport caters domestic flights to all the major Indian cities and international flights to Sharjah, Singapore and Co-

lombo. The extended runway is also ready at Coimbatore airport giving it the capability of handling wide-bodied aircrafts.

Trains started operating in Coimbatore in 1872, upon construction of the Podanur-Madras line connecting Kerala and the west coast with the rest of India. The Coimbatore junction is well connected to the major Indian cities like Chennai, Bangalore, Indore, Bhopal, Gwalior, Jabalpur, New Delhi and Mumbai.

Coimbatore has an efficient transport network comprising of various arterial roads and highways. The corporation maintains a large network of roads (704.1 Kms) within the city. The L&T bypass stretch connects Avinashi Road with the suburbs of Palaghat Road. This road, constructed to international standards, has a strategic importance of being a connector to major highways.

The city has six major arterial roads and three National Highways: **NH - 47** (Kochi - Salem) which passes through the city **NH - 67** (Mysore - Nagappattinam) and **NH - 209** (Bangalore - Dindigul)

## Infrastructure

Intersected by 6 arterial roads and highways, NH - 47 to Salem, NH - 67 to Nagapattinam and NH - 209 between Bangalore and Dindigul, Coimbatore has efficient inter-city links. The bypass road made to international standards connects the three major highways. The Peelamedu airport is located around 8 kms from the city and is due for an expansion.

In order to revamp Coimbatore's existing infrastructure, several projects have been earmarked for the city, starting with a proposal to the JNNURM for schemes worth Rs. 3,186 crore. The Indian Institute of Architects has been roped in for the city's makeover plan. A Coimbatore Urban Area Development Authority as a statutory body for the planning and development of the Coimbatore urban area has been proposed for regulating the growth of Coimbatore city and its satellite colonies, including the textile hub of Tirupur.

## Proposed Infrastructure Facilities

- The Avinashi Road between Uppilpalayam and Neelambur is being upgraded to a four lane road
- A ring road around the city has been planned. 22 over-bridges are also planned over the level crossing
- The major infrastructure projects being undertaken include
  - » roads to the airport and to Salem
  - » widening of the narrow bridges and flyovers at important junctions near Lakshmi Mills and Gandhipuram
- Coimbatore's infrastructure to support the growing IT industry is evident from the fact that there are 4 IT parks covering 3.5 lakh sq. ft. besides the Electronics Corporation of Tamil Nadu (ELCOT) IT Park. Three IT parks sized 3.25 lakh sq. ft. are currently under construction, while 10 more are proposed measuring up to 9.25 lakh sq. ft.
- The KG group is developing an ITES and BPO Special Economic Zone on 160 acres near Saravanampatti
- ELCOT is coming up with BU-ELCOT city spread over 110 acres approx. within the Bharathiar University campus
- Rajshree Itec is a futuristic software park on Avinashi Road spread over 8.33 acres

## SEZs Update

There are 9 notified SEZs in Coimbatore as on October 2009, spread across 315 hectares. Most of the SEZs belong to IT/ITES highlighting the significant activity in IT and related services in Coimbatore.

**A detailed list of all notified SEZs in Coimbatore is tabulated below as on Oct-09**

SR.NO.	NAME	LOCATION	TYPE OF SEZ	AREA (IN HECTARES)	STATUS
1	Bannari Technologies	Kalapatty	IT	26.94	Under-construction
2	Coimbatore Hitech Infrastructure Pvt. Ltd.	Saravanampatti	IT/ITES	60.73	Under-construction
3	Electronics Corporation of Tamilnadu	Vilankurichi	IT	11.76	Under-construction
4	Hall Marc Techno Park Private Limited	Saravanampatti village, Coimbatore District	IT/ITES including Electronic Hardware	11.5904	Proposed
5	M/s. KPR Developers	Arasur village, Coimbatore District	IT/ITES and Electronic Hardware	20.5	Proposed
6	Rakindo Kova Township Pvt. Ltd.	Kovaipudur	IT/ITES	10.12	Proposed
7	Span Venture Pvt. Ltd.	Kurichi Village, Eachanari,	IT/ITES	10.44	Under-construction
8	Suzlon Infrastructure Ltd.	Karumatampatti and Kitampalayam Villages	Hi-tech engineering sector	151.56	Completed
9	True Developers	Arasur Village, Palladam	IT/ITES	11.58	Proposed

Source : Ministry of Commerce and Industry, Dept of Commerce



■ East Coimbatore  
 ■ West Coimbatore  
 ■ South Coimbatore  
 ■ North Coimbatore  
 ■ Central Coimbatore



**Jenney Club** - A well-equipped family club spread over 5 acres



## Organised Retail Development

There are no shopping malls at present in Coimbatore. The current retail activity in Coimbatore is confined to the high streets and various shopping complexes the city houses. The area of RS Puram, Cross Cut Road, the Town Hall area, Avinashi Road and Metupalayam Road are the hub for prime retail activity.

The Cross Cut Road is famous for Kanchivaram, Benares and designer sarees and is also well known for jewelry shops. The D. B. Road houses leading international brands like Lee, Arrow, Reebok, Adidas, Puma, Crocodile, Special Edition, Classic Polo, Pizza Hut, Titan Showroom, Music World etc. Tiruvenkata Samy Road is famous for Nike, Bata, Nilgris, Subway, Titan Eye plus and Orra etc.

The Avinashi Road area is a preferred residential locality for the affluent class and as such, provides further boost to the retail activity. A number of educational institutes situated around the road led to the opening up of renowned fast food chains in the surrounding areas.

The current high streets of Coimbatore :

- a) Avinashi Road
- b) Cross Cut Road
- c) Diwan Bahadur Road(DB)
- d) Raja Street
- e) Oppanakara Street
- f) 100 Feet Road
- g) Thiruvenkata Samy Road
- h)Trichy Road

## Upcoming Malls in Coimbatore

The city will be witnessing organised mall space of about 0.95 million sq. ft by 2011. The Fun Republic Mall is strategically located on Avinashi Road and is in proximity to hospitals, colleges and famous tourist places.

SR. NO.	MALL	LOCATION	TOTAL AREA IN MN SQ. FT.
1	Brooke Fields	Brooke Bond Road	0.55
2	Fun Republic	Avinashi Road	0.40

## Prominent industries in Coimbatore

Coimbatore has over thirty thousand large, medium and small industries. It is the hub of textile spinning and weaving mills.

Besides textiles, the city has developed into a diversified economy with engineering, auto components, pumps, motors and foundry industries setting up shop.

### Highlights:

- Coimbatore has the unique distinction of having the highest textile activity per sq. km.
- Coimbatore accounts for approximately 84% of the textile machinery manufacturing in the country
- The city produces almost 50% of the water pumps in the country
- It is one of the six major center's of foundries in India

Coimbatore region is well known for the quality of its cotton and dyed fabric. The Coimbatore district had cotton cleaning and pressing factories from early 1900. The development of hydro electricity from Pykara Falls led to a boom in the cotton industry in Coimbatore. At present, Coimbatore has numerous centres that specialise in spinning, weaving, power looms and knitwear. A large produce of the manufacture is exported to different countries.

The growth of textile industry helped the inception of textile machinery manufacturing. Today, Coimbatore has some of the well known global textile machinery manufacturing brands.

Coimbatore has emerged as one of the most trusted outsourcing destinations for the auto component industry. Several factors have contributed to this growth, including ready availability of resources and skilled technical talent.

Several international automotive manufacturers source components ranging from exhaust systems to braking systems, seating, electronic and electrical components, mechanical engine parts, body components and suspensions and radiators among others.

Technical Partnerships and strategic alliances with global manufacturers have given the Coimbatore auto component industry an added advantage in the international market. Auto majors within India source both major components and sub assemblies from the city.

Coimbatore is emerging as an IT / ITES hub. Major IT companies like Cognizant and Wipro have investments in Coimbatore. Tamil Nadu Government has also provided incentives for IT and BPO sector making it an attractive proposition for the IT/ ITES companies.

## Supply of Residential Units coming up by December 2012

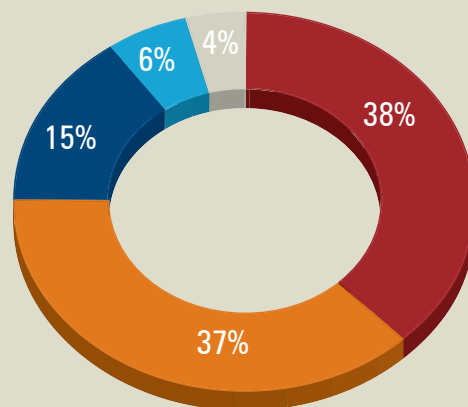
Coimbatore city would see a residential supply of approximately 8.06 million sq. ft. by December 2012.

ZONE	APARTMENT TYPE	AVG SIZE OF A FLAT (IN SQ. FT.)	NO. OF UNITS	TOTAL AREA (MN SQ.FT.)
North	2 BHK	1261	603	0.76
	3 BHK	1736	1266	2.20
	4 BHK / Individual Houses	2400	43	0.10
	<b>Sub total (North Coimbatore)</b>		<b>1912</b>	<b>3.06</b>
South	1 BHK	700	50	0.04
	2 BHK	1052	231	0.24
	3 BHK	1529	168	0.26
	4 BHK / Individual Houses	2086	327	0.68
<b>Sub total (South Coimbatore)</b>		<b>776</b>	<b>1.22</b>	
East	2 BHK	1225	647	0.79
	3 BHK	1606	1024	1.64
	4 BHK / Individual Houses	2512	197	0.49
	<b>Sub total (East Coimbatore)</b>		<b>1868</b>	<b>2.93</b>
West	2 BHK	1249	155	0.19
	3 BHK	1475	102	0.15
	4 BHK / Individual Houses	4231	61	0.26
	<b>Sub total (West Coimbatore)</b>		<b>318</b>	<b>0.60</b>
Central	2 BHK	1297	102	0.13
	3 BHK	1357	79	0.11
	4 BHK / Individual Houses	2200	6	0.01
	<b>Sub total (Central Coimbatore)</b>		<b>187</b>	<b>0.25</b>
<b>Total Supply expected by December, 2012</b>			<b>5061</b>	<b>8.06</b>

Source : ICICI Property Services

The above represents some of the key developments and not the universe.

Distribution of Residential Supply in Coimbatore



<span style="color: red;">■</span>	North
<span style="color: orange;">■</span>	East
<span style="color: darkblue;">■</span>	South
<span style="color: lightblue;">■</span>	West
<span style="color: gray;">■</span>	Central

Source : ICICI Property Services

The above represents some of the key developments and not the universe.



**Khadi Gandhi Gallery** - Exhibits pictures of Gandhi from his childhood to death

## North Coimbatore

### Major Locations

Kavundampalayam, Vellakinar, Thudiyalur, Mettupalayam, Saravanampatti, Sanganoor, Periyanaickenpalayam

- Mettupalayam road which connects Coimbatore to Ooty is primarily a residential area but has a considerable amount of commercial activity as well
- Various IT companies have proposed offices in this part of the city
- North zone host's offices of various renowned companies like Bosch, Pricol, LMW etc.
- Upcoming residential developments include Sahara City Homes project at Saravanampatti, Metropolis by KGISL and Sreevatsa Global village by Sreevasta Real Estate Pvt. Ltd.

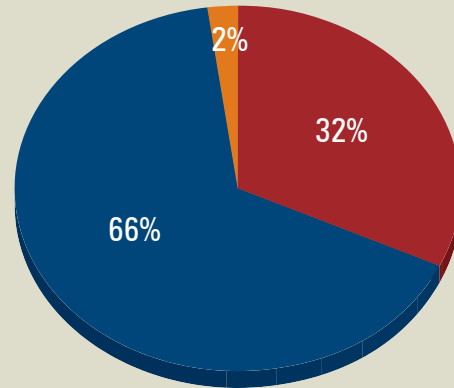
### Residential Market in North Coimbatore:

Average Apartment Size of 2 BHK in Sq. ft	1261
Average Apartment Size of 3 BHK in Sq. ft	1736
Average Apartment Size of 4 BHK / Individual Houses in Sq. ft	2400
Total Supply (in million Sq. ft.) by December 2012	3.06
Total Supply (in no. of units) by December 2012	1912

Source : ICICI Property Services

Note : The areas mentioned are super built up areas

Distribution of Apartment Type - North Coimbatore



2 BHK	32%
3 BHK	66%
4 BHK / Individual Houses	2%

Source: ICICI Property Services

### Some of the Residential projects in North Coimbatore

NAME OF THE PROJECT	DEVELOPER	AVERAGE CAPITAL VALUES (RS./SQ. FT.)	UNITS AVAILABLE	DATE OF COMPLETION
Metropolis	KGISL	2000	396	Dec-12
Sahara City Homes	Sahara City Homes	3500	800	Mar-12
Sreevatsa Global Village	Sreevatsa Real Estate Pvt. Ltd.	2500-3500	491	Mar-11
The Summit	Sakthi Constructions India (P) Ltd.	4200	40	N.A.

Source : ICICI Property Services

-Rates mentioned above are based on built up area and are subject to amenities, upkeep and may vary from apartment to apartment within the same building.

-Rates mentioned above are subject to change at any given point of time.

### Residential Property Rates in prime residential markets of North Coimbatore

LOCATION	AVERAGE CAPITAL VALUES (RS./ SQ.FT.)	AVERAGE RENTALS FOR 2 BHK (RS. / MONTH)	OUTLOOK
Mettupalayam Road	2500-2750	3500-4000	S
Saravanampatti	2000-2750	3500-4500	SS

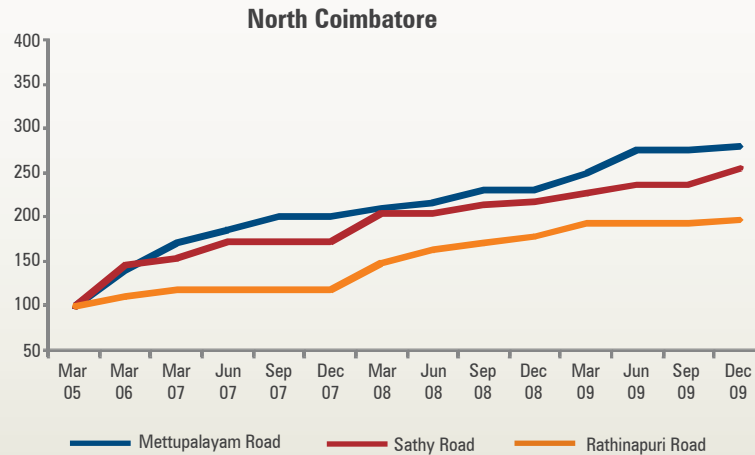
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**Outlook key :** •R - Rising •F - Falling •S - Stagnant •SW - Stagnant but likely to weaken •SS - Stagnant but likely to strengthen

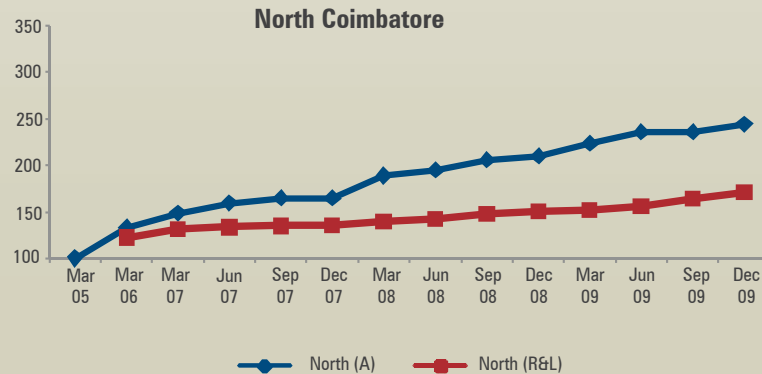
## Property Price Movement (March, 2005 - December, 2009)



Source : ICICI Mortgage Valuation Group, Assumption : 100 as base reference no. for March 2005

### Comparison of Actual (A) and Real and Logical (R&L) price movement

The Real and Logical (R&L) price is considered to move in line with the consumer price index. Below chart brings out a comparison between quarterly price movements and changes in consumer price index for North Coimbatore. Since zone wise inflation data is not available we have substituted the overall Coimbatore inflation figures for each zone.



The property prices in North Coimbatore have been increasing at a pace higher than the real and logical prices. The disparity in the rate of growth of actual property prices has prevailed in recent quarters as well.



**Forest College Museum** - Preserves fossils of animals and plants



## South Coimbatore

### Major Locations

Podanur, Chettipalayam, Townhall, Rajastreet, Oppanakara Street, Ukkadam, Athupalam, Kurichi, SIDCO, Sundarapuram, Perur, Kovaipudur, Kuniyamuthur, Selvapuram

- This area has a pleasant climate and natural view as it leads to Pollachi, Palakkad and Survani
- Connectivity with other parts of the country is good, with Palakkad road connecting Coimbatore to Kerala and Pollachi road to Pollachi, Udumalpet and Palani
- This region is famous for architectural monuments. Some of the famous temples like Patteeswara Swamy Temple, Perur Temple, Eachanari Temple are located in South Coimbatore
- The Siruvani dam, themed parks - Kovai Kodattam and Kovai Kutralamare are some of the popular tourist attractions in this area
- This area is primarily residential given the fact that commercial activity in this area is less as compared to the other zones.
- The Karunya University is located in this part of Coimbatore
- Rakindo is a major SEZ proposed in the southern part of Coimbatore which would host various IT/ITES companies and would also have hotels and residential units
- Upcoming residential developments include projects by developers like Thasami Builders Pvt. Ltd., Spring Field Shelters Pvt. Ltd. and Rakindo in Kovaipudhur area

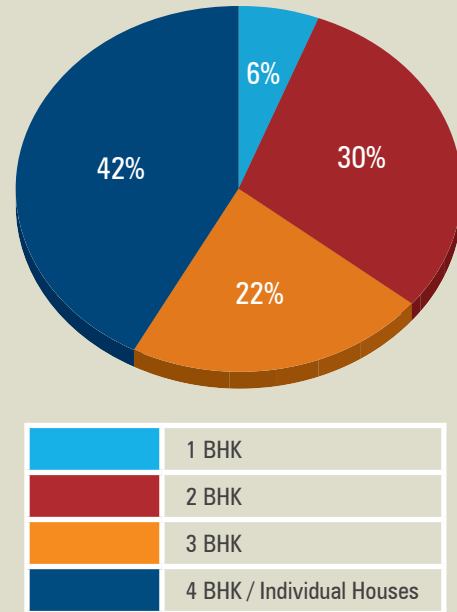
### Residential Market in South Coimbatore:

Average Apartment Size of 1 BHK in Sq. ft	700
Average Apartment Size of 2 BHK in Sq. ft	1052
Average Apartment Size of 3 BHK in Sq. ft	1529
Average Apartment Size of 4 BHK / Individual Houses in Sq. ft	2086
Total Supply (in million Sq. ft.) by December 2012	1.22
Total Supply (in no. of units) by December 2012	776

Source : ICICI Property Services Group

Note : The areas mentioned are super built up areas

Distribution of Apartment Type - South Coimbatore



Source: ICICI Property Services

### Some of the Residential projects in South Coimbatore

NAME OF THE PROJECT	DEVELOPER	AVERAGE CAPITAL VALUES (RS./SQ. FT.)	UNITS AVAILABLE	DATE OF COMPLETION
Avani	Asvini Foundation Pvt.Ltd.	2950	69	Dec-10
Nature Enclave	EECC	1300	150	Dec-11
Orchids	Rakindo	1500-2100	150	Mar-12
Thasami Sumeru	Thasmi Builders Pvt. Ltd.	2100-2750	210	Dec-12
Valley	Spring Field Shelters Pvt Ltd.	2500	77	Dec-10

Source : ICICI Property Services

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### Residential Property Rates in prime residential markets of South Coimbatore

LOCATION	AVERAGE CAPITAL VALUES (RS./ SQ.FT.)	AVERAGE RENTALS FOR 2 BHK (RS. / MONTH)	OUTLOOK
Kovaipudhur	2000-2250	3000-5000	R
Podanur	2200-2500	2500-5000	S

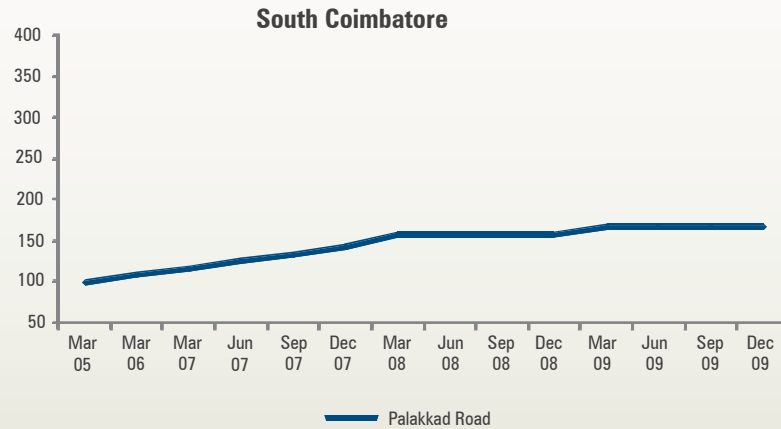
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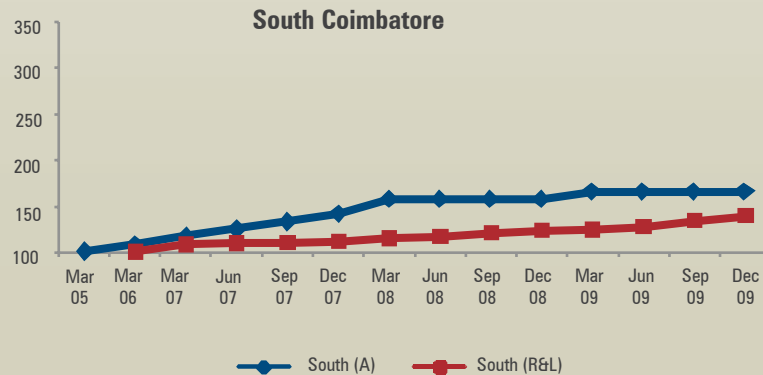
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### Comparison of Actual (A) and Real and Logical (R&L) price movement

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The actual property prices in South Coimbatore have always been higher than real and logical prices, however, this gap seems to have reduced in recent quarters.



**Bhartiya University** - Established by the Government of Tamil Nadu in February, 1982

## East Coimbatore

### Major Locations

Avinashi Road, Peelamedu, Kalapatty, Trichy Road, Singanallur, Ramanathapuram, Puliyakulam, Upplipalayam, Ondipudur, Sular, Irugur, Sowripalayam, Nanjundapuram, Athipalyam Road

- Some of the popular educational institutions like PSG College, CIT College and famous hospitals like KMCH, PSG Hospital, CMC hospital are located in the eastern part of Coimbatore
- Some of the famous hotels like Jennis' Club, The Residency, Park Plaza are located in this part of the city. Upcoming hotel space includes 'Le Meridian', which is being constructed on Avinashi Road
- A number of residential developments are happening along Trichy Road and Avinashi Road. This part of the city is well connected to other parts of the country with Avinashi Road connecting Coimbatore to Salem and Chennai and Trichy Road connecting to southern parts of Tamil Nadu
- Peelamedu is always full of activity owing to the number of commercial complexes and is one of the busy centres in Coimbatore
- This part of the city consists of both residential and commercial activities
- The Codissia Trade Fair Complex, the first ever-private sector initiative, is the second largest trade centre in the country and it hosts all major trade fairs, both national as well as international
- Upcoming residential developments on Avinashi Road include projects by Ramani Realtors Pvt. Limited, Gowtham Housing Pvt. Ltd. and Pricol
- Nanjundapuram would also witness a good residential development from developers like Fairy Land foundations, Trident and Gowtham Housing Pvt. Limited etc.

- The real estate activity in this area is driven by the IT sector demand
- TIDEL Park Coimbatore Ltd. is coming up with an IT park at the ELCOT - IT SEZ, which would be well equipped with latest technologies required by IT companies. The total built up area of TIDEL Park would be around 1.7 million sq. ft.

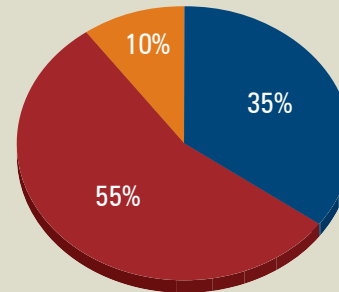
### Residential Market in East Coimbatore

Average Apartment Size of 2 BHK in Sq. ft	1225
Average Apartment Size of 3 BHK in Sq. ft	1606
Average Apartment Size of 4 BHK / Individual Houses in Sq. ft	2512
Total Supply (in million. Sq. ft.) by December 2012	2.93
Total Supply (in no. of units) by December 2012	1868

Source : ICICI Property Services Group

Note : The areas mentioned are super built up areas

### Distribution of Apartment Type - East Coimbatore



2 BHK
3 BHK
4 BHK / Individual Houses

Source: ICICI Property Services

### Some of the Residential projects in East Coimbatore

NAME OF THE PROJECT	DEVELOPER	AVERAGE CAPITAL VALUES (RS./SQ. FT.)	UNITS AVAILABLE	DATE OF COMPLETION
Coral GK	Coromandel Engineering Co.Ltd.	2400	748	Mar-11
Coral Nestle	Coromandel Engineering Co.Ltd.	2500	64	Jun-11
Cyprus Oaks	Sakthi Constructions	4200	105	Dec-10
Ekantha	TVH Promoters	3100	100	Mar-10
Renga Green Lands	Renga Property Developers	3500	59	Nov-10
RVS Shruti	Covai Property Center(India) Private Ltd.	3000	233	Apr-11
Sancia 2	Fairy Land Foundations	3000	80	Aug-10
Sunnyside	Sakthi Constructions	3300	85	Aug-10

Source : ICICI Property Services

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### Residential Property Rates in prime residential markets of East Coimbatore

LOCATION	AVERAGE CAPITAL VALUES (RS./ SQ.FT.)	AVERAGE RENTALS FOR 2 BHK (RS. / MONTH)	OUTLOOK
Avinashi Road	3000-4200	8000-10000	R
Kalapatti	2500-3000	4000-6000	R
Nanjundapuram Road	2650-3300	5000-7000	SS
Peelamedu	3000-4000	7000-10000	SS
Sowripalayam	2800	7000-9000	SS
Trichy Road	4000	5000-8000	SS

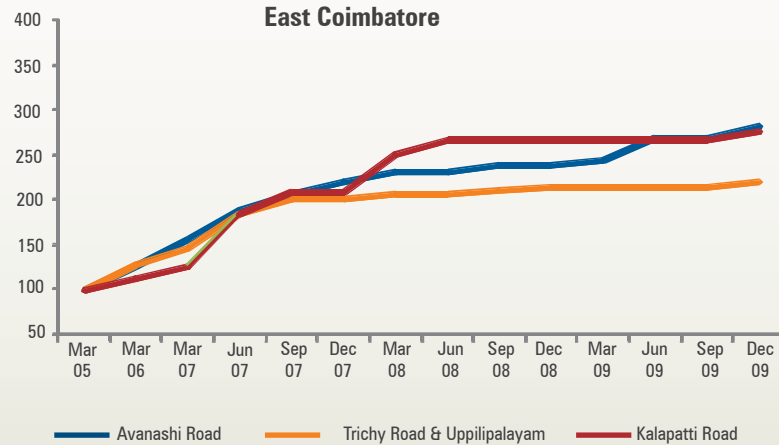
Source : ICICI Property Services

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**Outlook key :** •R - Rising •F - Falling •S - Stagnant •SW - Stagnant but likely to weaken •SS - Stagnant but likely to strengthen

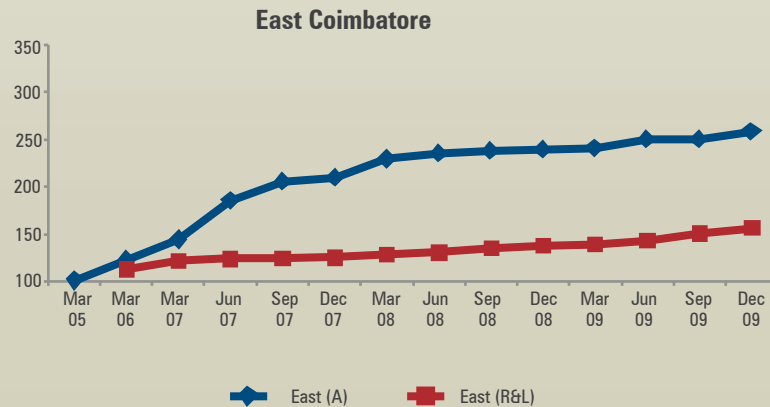
## Property Price Movement (March, 2005 - December, 2009)



Source : ICICI Mortgage Valuation Group, Assumption : 100 as base reference no. for March 2005

### Comparison of Actual (A) and Real and Logical (R&L) price movement

The Real and Logical (R&L) price is considered to move in line with the consumer price index. Below chart brings out a comparison between quarterly price movements and changes in consumer price index for East Coimbatore. Since zone wise inflation data is not available, we have substituted the overall Coimbatore inflation figures for each zone.



Upto March 2008, the actual property prices had been increasing at a pace which has been significantly higher as compared to the real and logical prices. Post that, the property prices seem to have been growing steadily, however, still well above the real and logical prices.



**Black Thunder - Asia No. 1 Water Theme Park**



## West Coimbatore

### Major Locations

Saibaba colony, R.S Puram Thadagam Road, Vedapatti, K. K. Pudur, T.V samy Road, Vadavalli, Maruthamalai, P.N Pudur, Gandhipark

- Maruthamalai Murugan temple is situated in western part of the city
- This part of the city hosts the Agricultural University, Bharathiya University, GCT and Forest College
- R.S Puram is considered to be one of the most up-market areas in Coimbatore. It houses a number of commercial complexes, restaurants and hospitals and as such demand for land is very high in this area
- Vadavalli is primarily a residential area and a number of residential developments are coming up there backed by sufficient demand. Vadavalli and Kanuvai have a potential for further growth. Some of the residential projects in Vedavalli include projects by developers like Sri Subiksam Builders, Maansarovar, Daksan Promoters and Marudham builders
- Thadagam Road is very famous for manufacturing of construction materials like bricks, marble and granite
- Upcoming residential projects on Thadagam Road include projects by KTVR builders and Ramani Realtors Pvt. Ltd.
- A gamut of prestigious educational institutions has led to the development of the real estate scenario in this region

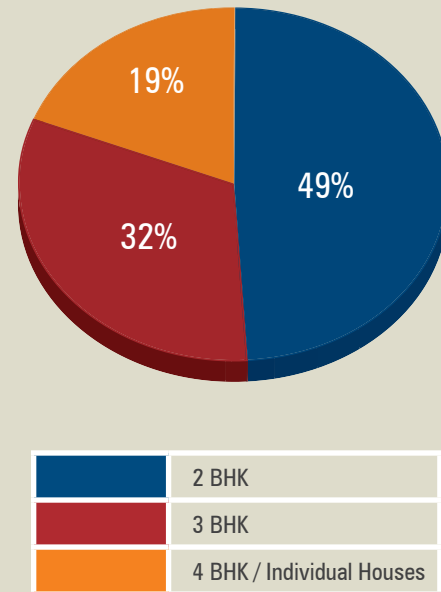
### Residential Market in West Coimbatore

Average Apartment Size of 2 BHK in Sq. ft	1249
Average Apartment Size of 3 BHK in Sq. ft	1475
Average Apartment Size of 4 BHK / Individual Houses in Sq. ft	4231
Total Supply (in million Sq. ft.) by December 2012	0.60
Total Supply (in no. of units) by December 2012	318

Source : ICICI Property Services Group

Note : The areas mentioned are super built up areas

### Distribution of Apartment Type - West Coimbatore



Source: ICICI Property Services

### Some of the Residential projects in West Coimbatore

NAME OF THE PROJECT	DEVELOPER	AVERAGE CAPITAL VALUES (RS./SQ. FT.)	UNITS AVAILABLE	DATE OF COMPLETION
Green Field	KTVR Builders	2850	38	Mar-10
Marudham Gateway	Marudham Builders	2500	28	Dec-10
Ramani Lake garden	Ramani Realtors Pvt. Ltd.	3400	21	May-10
Renaissance	Maansarovar	2400	38	Jun-11
Subhiksam Paradise	Sri Subiksam Builders	2200	50	Dec-10
Tribhuvan	Tristar Accommodations	3000	40	Dec-10

Source : ICICI Property Services

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### Residential Property Rates in prime residential markets of West Coimbatore

LOCATION	AVERAGE CAPITAL VALUES (RS./ SQ.FT.)	AVERAGE RENTALS FOR 2 BHK (RS. / MONTH)	OUTLOOK
K. K. Pudur	2300	4000-6000	R
Saibaba Colony	3200-4250	4000-8000	SS
Vadavalli	2100-2500	3000-6000	R

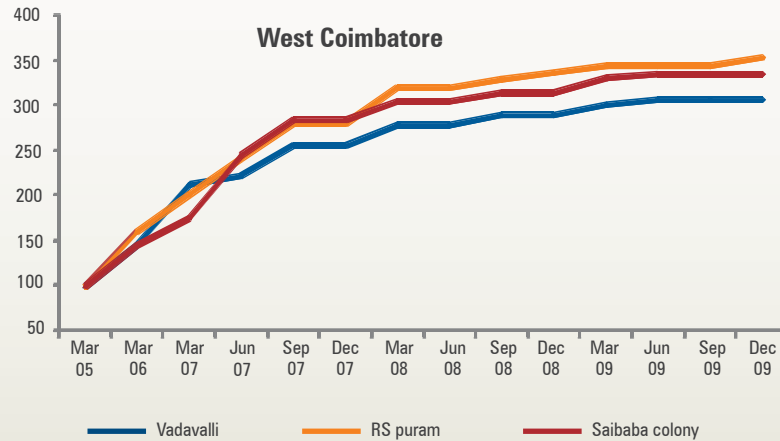
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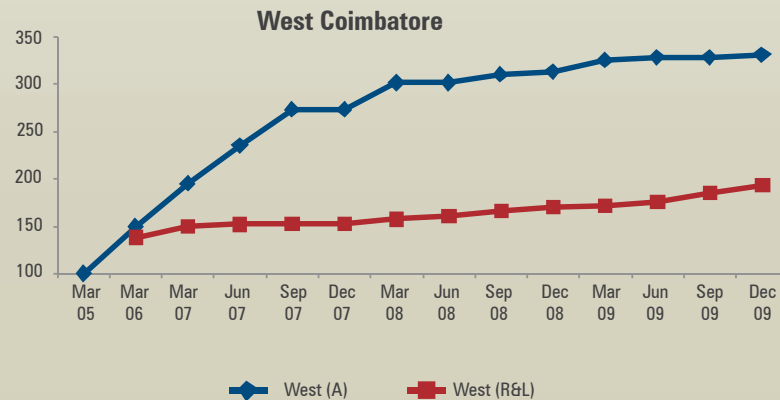
## Property Price Movement (March, 2005 - December, 2009)



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The actual property prices in West Coimbatore seem to have increased steeply till Sep 2007. The actual property prices have been increasing more than proportionately as compared with the real and logical prices.



TNAU Centenary building - Inaugurated on October 27, 2009

## Central Coimbatore

### Major Locations

Cross Cut Road, 100 Feet Road, Gandhipuram, Tatabad, Ganapathy, Ram Nagar, Avarampalayam, Patel Road

- Gandhipuram is considered to be the Centre of Coimbatore. This area is a hub of commercial activity and there is demand for land in this area
- Cross Cut Road, Sathy Road and 100 Feet Road has a healthy mix of commercial and retail development
- Some of the famous hotels like CAG Pride and Rathna Residency are located in Central Coimbatore. Taj Group is also coming up with a five star property on Race Course Road
- Cross Cut Road and 100 Feet Road are famous high streets and preferred by number of retailers
- Ganapathy area is witnessing some new residential developments from builders like Coromandel Engineering Company Limited and Anmol Properties

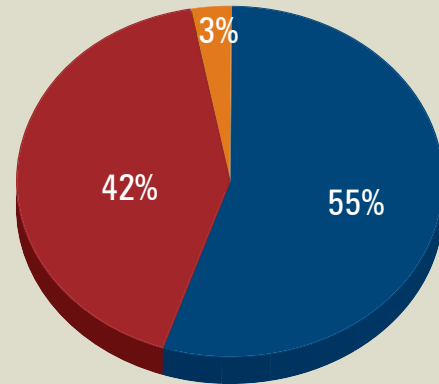
### Residential Market in Central Coimbatore

Average Apartment Size of 2 BHK in Sq. ft	1297
Average Apartment Size of 3 BHK in Sq. ft	1357
Average Apartment Size of 4 BHK / Individual Houses in Sq. ft	2200
Total Supply (in million Sq. ft.) by December 2012	0.25
Total Supply (in no. of units) by December 2012	187

Source : ICICI Property Services Group

Note : The areas mentioned are super built up areas

Distribution of Apartment Type - Central Coimbatore



2 BHK
3 BHK
4 BHK / Individual Houses

Source: ICICI Property Services

### Some of the Residential projects in Central Coimbatore

NAME OF THE PROJECT	DEVELOPER	AVERAGE CAPITAL VALUES (RS./SQ. FT.)	UNITS AVAILABLE	DATE OF COMPLETION
Coral Roselin	Coromandel Engineering Co. Ltd.	2800	31	Jun-11
Imperial square	Man and Soil Builders	3050	26	Dec-10

Source : ICICI Property Services

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### Residential Property Prices in prime markets of Central Coimbatore

LOCATION	AVERAGE CAPITAL VALUES (RS./ SQ.FT.)	AVERAGE RENTALS FOR 2 BHK (RS. / MONTH)	OUTLOOK
Avarampalayam	3050	4000-6000	S
Ganapathy	2600-3200	4000-6000	S
Gandhipuram	4000	5000-8000	S
Ram Nagar	3600	5000-8000	S
Tatabad	3100	5000-7000	S

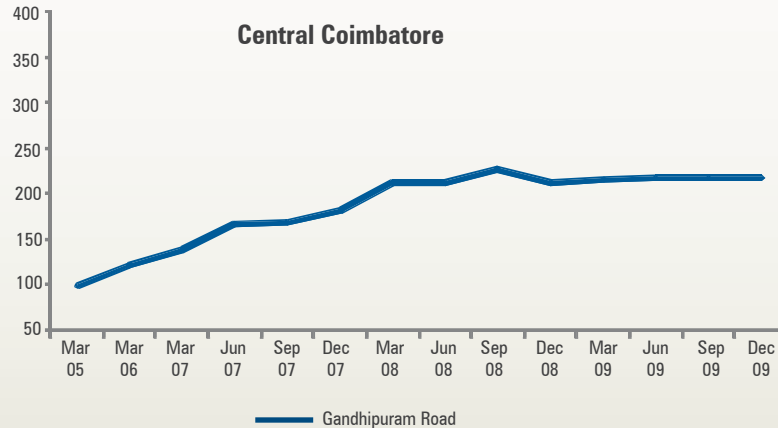
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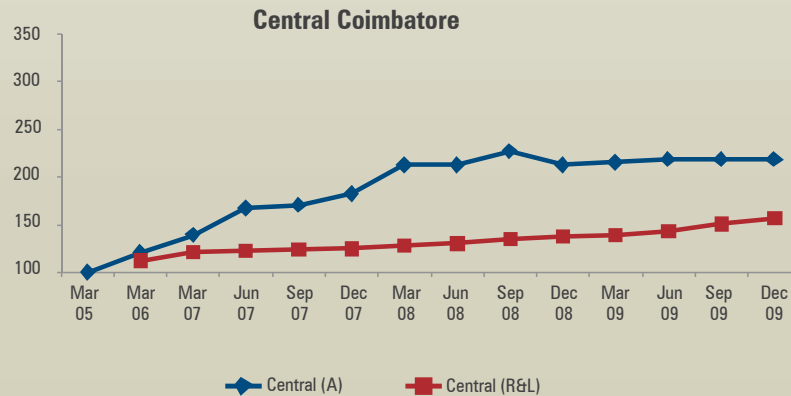
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The actual property prices in Central Coimbatore have been higher as compared to the logical prices. However, the gap seems to have narrowed down a bit on account of price stability in the market and rising inflation.

## Coimbatore Absorption Index

The residential real estate in Coimbatore experienced a drop after September, 2008. The same could be on account of slow down in overall real estate market. However, the market seems to have managed to arrest the downward fall post July 2009 due to improved market sentiments.





## Location Attractiveness Index

We have short-listed six prime locations within Coimbatore and critically examined them on various parameters like infrastructure, residential costs in the region, future employment prospects, etc. as detailed in the matrix below. Despite high residential costs, Avinashi Road seems to be scoring well over other locations due to good infrastructure, proximity to commercial and retail establishments and future infrastructure development.

LOCATION	Saravanam-patti	Kovaipudur	Avinashi Road	Trichy Road	Vadavali	Saibaba Colony
Infrastructure (connectivity, roads, proximity to markets, schools)	Average / Medium Cost	Average / Medium Cost	Good / Low Cost	Above Average	Average / Medium Cost	Good / Low Cost
Residential Cost	Average / Medium Cost	Average / Medium Cost	Bad / High Cost	Below Average	Average / Medium Cost	Below Average
Proximity to presence of organized retail	Below Average	Bad / High Cost	Good / Low Cost	Below Average	Bad / High Cost	Below Average
Proximity to commercial development	Above Average	Above Average	Good / Low Cost	Above Average	Below Average	Above Average
Future Infrastructure development	Good / Low Cost	Above Average	Good / Low Cost	Above Average	Average / Medium Cost	Average / Medium Cost
Future Employment generation	Good / Low Cost	Above Average	Good / Low Cost	Above Average	Average / Medium Cost	Average / Medium Cost

Good / Low Cost
  Above Average
  Average / Medium Cost
  Below Average
  Bad / High Cost

## About Research and Consultancy

ICICI Property Services is a division of ICICI Home Finance Company Limited, a 100% subsidiary of ICICI Bank. ICICI PSG provides real estate solutions to home seekers, corporate investors, space occupiers and developers / landlords. ICICI Property Services addresses the entire bandwidth of a real estate deal from concept to conclusion. Research & Consultancy (R&C), a specialised group within ICICI PSG, offers both real estate advisory and consumer demographic analysis backed by both primary & secondary research. The following chart explains in brief the various services offered by R&C.

FEASIBILITY STUDIES	ASSET ADVISORY	STRATEGIC ADVISORY	MARKET RESEARCH
<ul style="list-style-type: none"><li>• Location Analysis</li><li>• Market Analysis</li><li>• Size, Pricing, Phasing and Positioning (Space Programming &amp; Demarcation for Optimum Utilisation of space)</li><li>• Financial Analysis</li></ul>	<ul style="list-style-type: none"><li>• Optimum Land Use Analysis</li><li>• Site Analysis &amp; SWOT</li><li>• Catchment Analysis</li><li>• Trade &amp; Tenant Mix</li><li>• Land Valuation</li></ul>	<ul style="list-style-type: none"><li>• Entry Strategy</li><li>• Pricing Strategy</li><li>• City and Region Prioritisation and Expansion Strategy</li></ul>	<ul style="list-style-type: none"><li>• Supply Estimation</li><li>• Demand Projections</li><li>• Expected Absorption Trends</li><li>• Demographic Analysis</li><li>• Consumer Trends</li><li>• Consumer Behaviour Analysis</li></ul>

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For further enquiries please mail us at:  
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