

bpcl 3

Aranya Ventures – Property Inventory Sheet

Comment	Size	Dimensions	Location	Land Type	Usage	Configuration	Price
Commercial frontage plot on Bhopal–Indore Road	Approx. 2,500 Sq Ft	25 Ft × 100 Ft	Bhopal–Indore Road, beside Swastik Resort, near Regency Hotel, Bina	Commercial	Commercial Development	Entire Plot	₹2,500 / Sq F

Property Snapshot

Particular	Value
Frontage	25 Ft
Depth	100 Ft
Total Area	2,500 Sq Ft
Total Area (Acres)	0.057 Acres
Total Area (Sq Meters)	232.26 Sq M
Total Area (Hectares)	0.023 Hectare
Land Use	Commercial
Corridor	Bhopal–Indore Road
Landmark 1	Swastik Resort
Landmark 2	Regency Hotel
Visibility	Excellent Highway Frontage

Valuation

Rate	Total Area	Estimated Value
₹2,500 / Sq Ft	2,500 Sq Ft	₹62.50 Lakh

Website Listing Copy

Highway Commercial Plot Near Swastik Resort & Regency Hotel

 Prime location on Bhopal–Indore Road, Bina

Positioned on one of the most active commercial corridors of Bina, this commercial plot offers excellent frontage and visibility with established hospitality landmarks nearby.

Key Highlights

- ✓ Highway Frontage
- ✓ Beside Swastik Resort
- ✓ Near Regency Hotel
- ✓ Commercial Land Use
- ✓ High Visibility & Easy Access
- ✓ Suitable for Restaurant, Café, Retail Shop, Pharmacy, Office, ATM, Travel Centre or Franchise Outlet
- ✓ Located on the Bhopal–Indore Road Growth Corridor

Property Details

- Area: 2,500 Sq Ft
 - Frontage: 25 Ft
 - Depth: 100 Ft
 - Land Use: Commercial
 - Price: ₹2,500/Sq Ft
-

Aranya Ventures Classification

Category: Highway Commercial Plot

Ideal For:

- Quick Service Restaurants (QSR)
- Tea & Café Chains
- Medical Store
- Retail Showroom
- Travel & Tourism Services
- Bank / ATM
- Local Commercial Complex

Investment Positioning

Unlike the refinery-circle plots that derive value from industrial demand, this property derives value from:

- Highway traffic
- Resort visitors
- Hotel guests
- Local commercial activity
- Future corridor development

Expected Ticket Size: ~₹62.5 lakh

This makes it an easier and faster-moving commercial asset compared to larger industrial-facing properties.