

BPCL 2

Aranya Ventures – Property Inventory Sheet

Comment	Size	Dimensions	Location	Land Type	Usage	Configuration	Price
Premium commercial frontage plot opposite BPCL Petrol Pump	Approx. 4,800 Sq Ft	40 Ft x 120 Ft	Refinery Circle (Tiraha), Opposite BPCL Petrol Pump, BPCL Refinery, Bhopal–Indore Road, Bina	Commercial	Commercial Development	Entire Plot	₹3,000 / Sq F

Property Snapshot

Particular	Value
Frontage	40 Ft
Depth	120 Ft
Total Area	4,800 Sq Ft
Total Area (Acres)	0.11 Acres
Total Area (Sq Meters)	445.9 Sq M
Total Area (Hectares)	0.0446 Hectare
Land Use	Commercial
Location Advantage	Refinery Circle (Tiraha)
Positioning	Opposite BPCL Petrol Pump
Corridor	Bhopal–Indore Road
Visibility	Excellent Highway & Refinery Traffic Exposure

Valuation

Rate	Total Area	Estimated Value
₹3,000 / Sq Ft	4,800 Sq Ft	₹1.44 Cr

Website Listing Copy

Premium Commercial Plot at Refinery Circle, Bina

 Opposite BPCL Petrol Pump | Near BPCL Bina Refinery

A high-visibility commercial parcel strategically located at Refinery Circle (Tiraha), offering direct frontage on one of the busiest access corridors serving the BPCL Refinery ecosystem.

Key Highlights

- ✓ Prime Commercial Location
- ✓ Opposite BPCL Petrol Pump
- ✓ High Daily Vehicle Movement
- ✓ Suitable for Restaurant, Café, Retail Outlet, Showroom, Bank, ATM, Pharmacy, Service Center
- ✓ Direct Access from Bhopal–Indore Road
- ✓ Strong Potential for Rental Yield

Property Details

- Area: 4,800 Sq Ft
 - Frontage: 40 Ft
 - Depth: 120 Ft
 - Land Use: Commercial
 - Price: ₹3,000/Sq Ft
-

Aranya Ventures Classification

Category: Premium Commercial Frontage Plot

Target Buyers:

- Restaurant Chains
- Fuel & Automotive Service Businesses
- Retail Brands
- Pharma & Healthcare Stores
- Banking & Financial Institutions
- Refinery Ecosystem Vendors
- Investors seeking rental income assets

This plot is actually a stronger **retail/commercial investment** than a land-banking opportunity because its value is driven by **visibility, frontage, and refinery traffic flow**, making it ideal for income-generating commercial development.