

bina growth corridor

Aranya Ventures – Agasod Refinery Road Land Bank (Organized Land Schedule)

Particular	Details
Total Land	~46 Acres
Village	Chak Agasod
Tehsil	Bina
District	Sagar
Location	Refinery Road, beside BPCL Refinery, near Gate 1
Patwari Halka	34
Asking Price	₹30 Lakh/Acre
Ownership	Single consolidated holding
Google Location	https://maps.app.goo.gl/QeWZa8z6vNaGezF58

Khasra No.	Area (Hectare)	Area (Acres)	Area (Sq Ft)	Land Use Status
67/1	0.62	1.53	66,736	Agricultural
67/2	1.20	2.97	129,167	Agricultural
68	0.21	0.52	22,604	Agricultural
53	0.99	2.45	106,562	Agricultural
19/2	7.41	18.31	797,608	Agricultural
19/1/3	2.64	6.52	284,167	Agricultural
19/1/1	1.00	2.47	107,639	Industrial Diversion
19/1/2	0.80	1.98	86,111	Residential Diversion
9/1/2	0.40	0.99	43,056	Residential Diversion
9/1/3	0.40	0.99	43,056	Commercial Diversion
9/1/1/2	2.36	5.83	254,028	Agricultural

Khasra No.	Area (Hectare)	Area (Acres)	Area (Sq Ft)	Land Use Status
9/1/1/1	0.40	0.99	43,056	Commercial Diversion

Total Land Holding

Particular	Hectare	Acres	Sq Ft
Total Land	18.43	45.54	1,983,790

≈ **46 Acres**

Diversion Summary

Land Use	Hectare	Acres	Sq Ft
Industrial Diversion	1.00	2.47	107,639
Residential Diversion	1.20	2.97	129,167
Commercial Diversion	0.80	1.98	86,111
Total Diverted Land	3.00	7.42	322,917

Agricultural Balance

Particular	Hectare	Acres	Sq Ft
Agricultural Land Remaining	15.43	38.12	1,660,873

Valuation Snapshot (@ ₹30 Lakh/Acre)

Particular	Area (Acres)	Rate/Acre	Value
Total Land	45.54	₹30,00,000	₹13.66 Cr
Industrial Diversion	2.47	₹30,00,000	₹0.74 Cr
Residential Diversion	2.97	₹30,00,000	₹0.89 Cr
Commercial Diversion	1.98	₹30,00,000	₹0.59 Cr
Agricultural Balance	38.12	₹30,00,000	₹11.44 Cr

Project Highlights

- **Location:** Refinery Road, Chak Agasod, Bina
- **Adjacent to BPCL Bina Refinery (Near Gate 1)**
- **Total Land Bank:** ~46 Acres
- **Existing Diversion:** ~7.42 Acres (Commercial + Residential + Industrial)
- **Rental Income:** 10 Acres currently leased for approximately **₹20 lakh/month**
- **Patwari Halka:** 34
- **Village:** Chak Agasod
- **Source:** Simank MPSSLR

This is the format I would use as the master land inventory sheet for the Aranya Ventures website, investor deck, and project brochure.