

BPCL Petrol Pump 1

Aranya Ventures – Property Inventory Sheet

Comment	Size	Dimensions	Location	Land Type	Usage	Configuration	Price
Can be sold in any configuration (small plots or entire parcel)	Approx. 11,000 Sq Ft	100 ft x 110 ft	Refinery Circle (Tiraha), near BPCL Petrol Pump, BPCL Refinery, Bhopal–Indore Road, Bina	Commercial	Commercial Development	Flexible – Full Parcel or Subdivision	₹2,500 / Sq F

Property Snapshot

Particular	Value
Frontage	100 Ft
Depth	110 Ft
Total Area	11,000 Sq Ft
Total Area (Acres)	0.25 Acres
Total Area (Sq Meters)	1,021.9 Sq M
Total Area (Hectares)	0.102 Hectare
Land Use	Commercial
Location Advantage	Refinery Circle (Tiraha)
Nearby Landmark	BPCL Petrol Pump
Corridor	Bhopal–Indore Road
Sale Option	Entire Plot or Smaller Configurations

Valuation

Rate	Total Area	Estimated Value
₹2,500 / Sq Ft	11,000 Sq Ft	₹2.75 Cr

Website Listing Copy

Commercial Corner Plot at Refinery Circle, Bina

 Prime location near BPCL Refinery & BPCL Petrol Pump

 100 Ft Frontage

 Commercial Land Use

 High Visibility Location

 Suitable for Petrol Pump, Hotel, Restaurant, Retail, Showroom, Warehouse Office, Industrial Services

 Available in Flexible Configurations

 Direct Access from Bhopal–Indore Road

Size: 11,000 Sq Ft

Price: ₹2,500/Sq Ft

Location: Refinery Circle (Tiraha), Bina, Madhya Pradesh

Aranya Ventures Classification

I would categorize this as:

Premium Commercial Opportunity

rather than just a land listing.

This is the kind of parcel that can attract:

- Fuel stations
- Resort
- Truck service centers
- Warehouses with office frontage
- Industrial suppliers
- Retail/showroom operators serving the refinery ecosystem

Because of the location at the refinery entry corridor, the value comes more from **frontage and traffic** than from land size.