Exploring Potential of BMTC Land Resources
Objectives

- To explore potential of BMTC land parcels for revenue generation
- To suggest suitable economic activities for select land parcels.
Methodology

Exploring Potential of BMTC Land Resources for Monetisation

Collection of Secondary Data
(Land Parcel Data - Location, Area, Current Status, Existing Land-use Map, Proposed Land-use Plan)

Defining Criteria for Selection of Land Parcels

Preliminary Analysis of Select Parcel from Secondary Data

Site Visit to Select Land Parcels for Validation

Review of Permissible Activities for Select Land Parcels

List of Proposed Activities for Select Parcels

List of Developable Land Parcels

- BDA Boundary
- Existing Land-use
- Proposed Land-use
- Approach Road Data
- Buildable/Non-buildable Land

- Zonal Regulations, Revised Master Plan, 2031
Summary of Land Parcels

- Greater than 10 acres can be explored for solar plants
- Only 8 land parcels (36 acres) - proposed land use as Mixed-use of which 4 land parcels (10 acres) - Commercial use.
Land Parcel Analysis – Solar Plants
<table>
<thead>
<tr>
<th>Location</th>
<th>Area (Acres)</th>
<th>Nearby Substation Name</th>
<th>Solar Generation Potential (MW)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bukkasagara</td>
<td>10</td>
<td>Jigani 66/11 kV</td>
<td>2</td>
</tr>
<tr>
<td>Byalakere</td>
<td>30</td>
<td>Yelahanka 66/11 kV</td>
<td>6</td>
</tr>
<tr>
<td>Chunchanakuppe</td>
<td>10</td>
<td>Soladevanahalli 66/11 kV</td>
<td>2</td>
</tr>
<tr>
<td>Jadigenahalli</td>
<td>10</td>
<td>Jadigenahalli 66/11 kV</td>
<td>2</td>
</tr>
<tr>
<td>Kadaranahalli</td>
<td>21</td>
<td>Peenya 220/66/11 kV</td>
<td>4</td>
</tr>
<tr>
<td>Madhugirihalli</td>
<td>15</td>
<td>KIADB Doddaballapura 220/66/11 kV</td>
<td>3</td>
</tr>
<tr>
<td>Mathhalli</td>
<td>16</td>
<td>Nelamangala 66/11 kV</td>
<td>3</td>
</tr>
<tr>
<td>Sadenahalli</td>
<td>10</td>
<td>Rajanukunte 66/11 kV</td>
<td>2</td>
</tr>
</tbody>
</table>
### Techno Economic Analysis – Solar Plants

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Aggregate Potential</td>
<td>24 MW</td>
</tr>
<tr>
<td>Capex</td>
<td>~INR 110 Cr</td>
</tr>
<tr>
<td>Annual Energy</td>
<td>36 Million Units</td>
</tr>
<tr>
<td>Energy Cost</td>
<td>~ 3.6 INR/kWh</td>
</tr>
<tr>
<td>Annual Revenue</td>
<td>~ 13 Cr/annum</td>
</tr>
<tr>
<td>Pay back</td>
<td>6-7 years</td>
</tr>
</tbody>
</table>
Nimbekaipura Land Parcel Analysis
Existing Land Use, Master Plan, 2015

- Surrounding area is predominantly agricultural, vacant and partially industrial.
- Few residential developments adjacent to the BMTC land parcel.

Land Parcel Details
- **Survey no.** 52
- **Area** – 3 Acres
- **Existing land-use** – Agriculture
- **Proposed land-use** – Residential

Legend
- Agriculture
- Industrial
- Residential
The proposed land use for the BMTC land parcel is residential.

The adjoining land parcels are transport land use, commercial land use, and public/semi public land use.
Existing Activities

Developed and Undeveloped Areas
- Scattered development on the West and South
- Plotted development seen in the surrounding

Within 3 km radius
- 10 Residential apartments
- 9 Schools
- 1 Hospital

Within 5 km radius
- 10 Residential apartments
- 10 Schools
- 5 Hospitals
Findings and Recommendations

Findings

• Significant number of litigated ~31 land parcels totalling ~ 195 acres
• Minimal land use for commercial activities in the proposed master plan

Recommendations

• Land parcels >10 acres – installation of solar plants
• Proposed land-use Residential: Joint development for residential projects
• Proposed land-use Public and Semi-public: Educational institutions and medical establishments.