



Initiative 5: Exploring Potential of BMTC Land Resources

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Abbreviations and Acronyms

| Abbreviations | Full Form |
|----------------------|--|
| BDA | Bengaluru Development Authority |
| BIAAPA | Bengaluru International Airport Area Planning Authority |
| BMICAPA | Bangalore Mysore Infrastructure Corridor Area Planning Authority |
| BMTC | Bangalore Metropolitan Transport Corporation |
| CSTEP | Center for Study of Science, Technology and Policy |
| GoK | Government of Karnataka |
| KEA | Karnataka Evaluation Authority |
| Km | Kilometre(s) |
| RCUDA | Ramnagara Channapatna Urban Development Authority |
| TTMC | Traffic and Transit Management Centre |

Executive Summary

BMTC is the sole bus service provider for Bengaluru. It was the only profit-making state transport undertaking in the country in the past few years. BMTC generates revenue from both traffic and non-traffic sources. The traffic revenue includes revenue from the sale of tickets and monthly passes, whereas non-traffic revenue includes revenue from advertisements as well as commercial activities at traffic and transit management centres (TTMC) and bus stations.

The gross revenue for BMTC in 2016-17 was INR 2,106 crores, of which traffic revenue contributed to INR 1,770 crore (approximately 84%), while non-traffic contributed to INR 336 crore (16%). During the period 2015-2017, BMTC witnessed a 6% reduction in traffic revenue. During the same period, non-traffic revenue increased by 13%. An additional way for BMTC to increase this non-traffic revenue would be to explore the monetisation potential of its land resources.

This study focused on revenue generation activities for BMTC land parcels. The existing land parcels were categorised as developed, partially developed and undeveloped. For the economic activity analysis the land parcels which have the existing land use and the proposed land use within and beyond Bengaluru Development Authority (BDA) jurisdiction are considered. The potential undeveloped land parcels were identified based on their existing land-use, proposed land-use and approach roads. Undeveloped land parcels greater than 5 acres were examined for transport use and land parcels greater than 10 acres were examined for solar parks.

The proposed activities for undeveloped land parcels were based on Zonal Regulations and Proposed Land-Use, BDA Revised Master Plan, 2031. For public and semi-public land-use, BMTC can consider developing educational and medical institutions. Similarly, for land parcels proposed for residential use, BMTC can consider joint development (with other entities) for residential projects. For other undeveloped land parcels with areas greater than 10 acres, BMTC can consider renewable energy generation.

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1. Introduction

BMTC generates revenue from traffic and non-traffic sources. The traffic revenue includes revenue from sale of tickets and monthly pass. The non-traffic revenue includes revenue from advertisements as well as commercial activities at traffic and transit management centres and bus stations.

The gross revenue for BMTC in 2016-17 was INR 2,106 crore, of which traffic revenue contributed to INR 1,770 crore (~84%), while non-traffic contributed to INR 336 crore (16%). During the period 2015-2017, BMTC witnessed a reduction of 6% in traffic revenue. During the same period, non-traffic revenue increased by 13%. To increase the non-traffic revenue, BMTC established Traffic Transit Management Centres (TTMC). These centres function as BMTC bus stands/interchange stations and also provide space on lease for commercial activities.

In addition to TTMCs, depots and workshop land parcels, BMTC has other land parcels in and around Bengaluru. A significant fraction of these parcels lie vacant. Given the potential for non-traffic revenue generation from commercial activities, BMTC needs to explore ways to monetise its land parcels. This additional revenue can help strengthen the financial health of BMTC. This study suggests ways by which BMTC can monetise its land resources.

2. Log Frame/Theory of Change/Programme Theory

BMTC has more than 200 land parcels in and around Bengaluru. The study suggests ways for monetising these land resources to supplement BMTC's overall revenue.

| | Intervention Logic | Verifiable Indicators of Achievement | Sources and Means of Verification | Assumptions |
|---------------------|---|---|---|---|
| Overall Objectives | <p><i>What are the overall broader objectives to which the activity will contribute?</i></p> <ul style="list-style-type: none"> • Generation of non-traffic revenue from BMTC’s land resources | <p><i>What are the key indicators related to the overall objectives?</i></p> <ul style="list-style-type: none"> • List of developable land parcels • Potential economic activities at these land parcels | <p><i>What are the sources of information for these indicators?</i></p> <ul style="list-style-type: none"> • List of existing land parcels from BMTC • Existing land-use map (BDA, Revised Master Plan, 2015) • Proposed land-use plan (BDA, Revised Master Plan, 2031) • Zonal regulations, (BDA, Revised Master Plan, 2031) | <p><i>Availability of appropriate data sets related to BMTC land resources</i></p> |
| Specific Objectives | <p><i>What specific objectives is the activity intended to achieve to contribute to the overall objectives?</i></p> <ul style="list-style-type: none"> • To explore potential of BMTC land parcels for revenue generation • To suggest suitable economic activities for select land parcels | <p><i>Which indicators clearly show that the objective of the activity has been achieved?</i></p> <ul style="list-style-type: none"> • List of developable land parcels • List of existing economic activities around the land parcel • List of permissible activities as per zonal regulations • List of potential economic activities at these land parcels | <p><i>What are the sources of information that exist or can be collected? What are the methods required to get this information?</i></p> <ul style="list-style-type: none"> • Existing land-use map (BDA, Revised Master Plan, 2015) • Proposed land-use plan (BDA, Revised Master Plan, 2031) • Zonal regulations (BDA, Revised Master Plan, 2031) • Site visits | <p><i>Which factors and conditions outside the PI’s responsibility are necessary to achieve that objective? (external conditions)</i></p> <p><i>Which risks should be taken into consideration?</i></p> <ul style="list-style-type: none"> • Data availability of BMTC land parcels • Exact location and plot boundary of the BMTC land parcels |

| | | | | |
|-------------------------|---|---|--|--|
| <p>Expected Results</p> | <p><i>The results are the outputs envisaged to achieve the specific objective.</i></p> <p><i>What are the expected results? (enumerate them)</i></p> <ul style="list-style-type: none"> • Potential economic activities for select land parcels | <p><i>What are the indicators to measure whether and to what extent the activity achieves the expected results?</i></p> <ul style="list-style-type: none"> • The feasibility of the land parcel to host suggested economic activities | <p><i>What are the sources of information for these indicators?</i></p> <ul style="list-style-type: none"> • Economic potential for the suggested activity • Predominant activities in the surrounding areas | <p><i>What external conditions must be met to obtain the expected results on schedule?</i></p> <ul style="list-style-type: none"> • Timely availability of information on existing and proposed activities for the select land parcel from BMTC |
| <p>Activities</p> | <p><i>What are the key activities to be carried out and in what sequence in order to produce the expected results? (group the activities by result)</i></p> <ol style="list-style-type: none"> 1. Collection of data on existing land parcels from BMTC 2. Land parcel analysis (existing and proposed land-use analysis) 3. Identification of potential land parcels based on data availability 4. Suggest suitable economic activities in select land parcels | <p>Means:</p> <p><i>What are the means required to implement these activities, e. g. personnel, training, studies, etc.</i></p> <ul style="list-style-type: none"> • Existing land-use map (BDA, Revised Master Plan, 2015) • Proposed land-use plan (BDA, Revised Master Plan, 2031) • Zonal regulations (BDA, Revised Master Plan, 2031) • Site visits | <p><i>What are the sources of information about action progress?</i></p> <ul style="list-style-type: none"> • List of developable land parcels • List of suggested activities for select land parcels | <p><i>What pre-conditions are required before the action starts?</i></p> <ul style="list-style-type: none"> • Timely availability of existing and proposed activities for the select land parcels from BMTC |

3. Problem Statement

To increase BMTC's non-traffic revenue by monetising the existing BMTC land resources

BMTC's non-traffic revenue is currently less than 20% of its total revenue, which can be increased significantly by utilising its land resources. BMTC has 237 land parcels in and around Bengaluru. Of these parcels, BMTC has developed 86 land parcels for various purposes such as TTMCs, bus stands and depots with additional activities (workshops, quarters, etc.). However, there are many land parcels whose potential for economic activities are yet to be determined. Appropriate utilisation of these land parcels can increase the share of non-traffic revenue to supplement BMTC's operational revenue.

4. Objectives and Issues for Evaluation

Objectives:

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

Scope:

- Geographical Coverage: Existing BMTC land parcels for which the necessary land-use data (existing and proposed) is available

5. Evaluation Design

5.1. Information Sources

Primary Source: The primary source comprised site visits (field survey) to select land parcels, based on secondary data analysis. This survey helped validate the land parcel details as well as the neighbouring land-use pattern and activity centres. It also helped shortlist potential economic activities for that land parcel.

Secondary Sources:

- BMTC land parcel data: Location, survey number, area of land and current status of development
- Existing land-use map of Bengaluru: BDA, Revised Master Plan, 2015
- Proposed land-use plan of Bengaluru: BDA, Revised Master Plan, 2031
- Approach roads: BDA, Revised Master Plan, 2031

6. Evaluation Methodology

The work process has been detailed below:

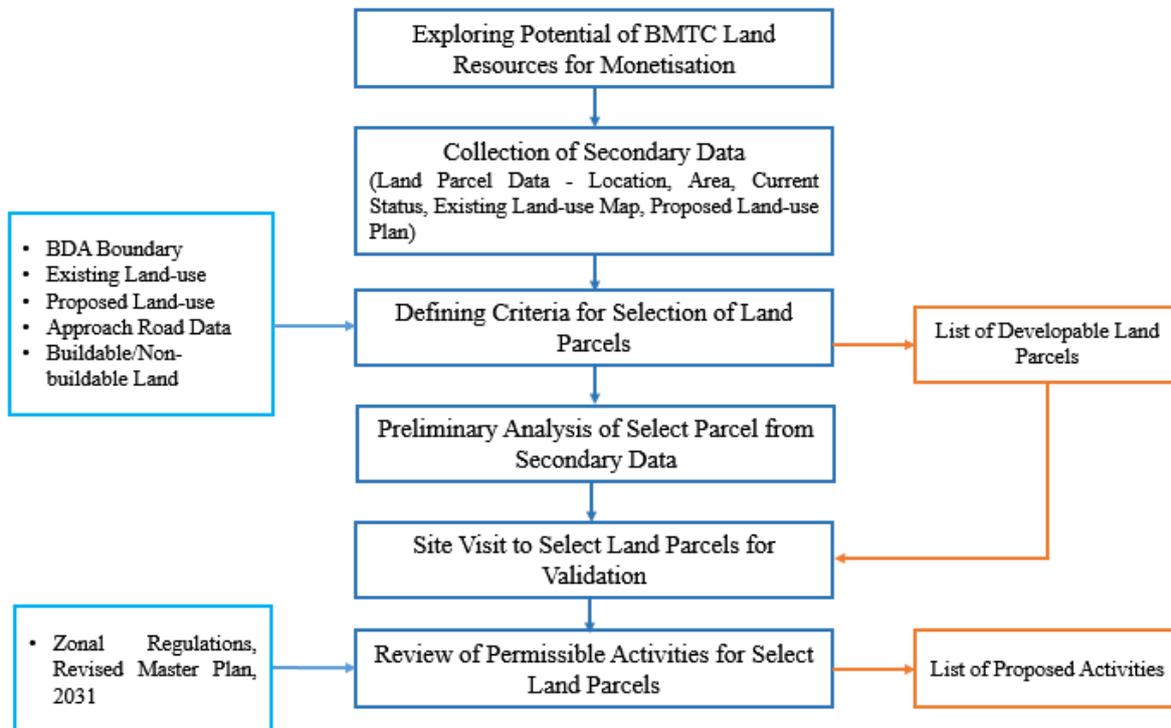


Figure 1: Methodology for identifying potential land parcels and economic activities

7. Data Collection and Analysis

The list of existing land parcels was collected from BMTC. The data includes location of the land parcel (village/hobli/taluk), survey number, area in acres and guntas¹, and current status of development. The complete land parcel data list is given in Annexure 1.

BMTC has approximately 1,052 acres of land in and around Bengaluru. For the study, these land parcels were divided into three categories:

- Developed – TTMCs, bus stands and depots with additional activities (workshops, quarters, etc.)
- Partially developed – Depots with no other activity
- Undeveloped – Vacant land parcels with no activities

¹ 1 Acre = 40 Guntas

Details of land parcels under each of these categories is given in Table 1.

Table 1: Details of land parcels with BMTC

| Sl. No. | Land Parcel Category | No. of Land Parcels | Area (Acre) |
|---------|----------------------|---------------------|-------------|
| 1 | Developed | 86 | 216 |
| 2 | Partially Developed | 37 | 179 |
| 3 | Undeveloped | 114 | 657 |
| | Total | 237 | 1,052 |

BMTC has 63% of the land in the undeveloped category, 17% in the partially developed category and 20% of the land in the developed land parcel category. This study identifies the potential for economic activities that can be carried out in the undeveloped land parcels. Out of these undeveloped land parcels, a few are outside the Bangalore Development Authority (BDA) boundary. The local planning authorities outside BDA are:

1. Bengaluru International Airport Area Planning Authority (BIAAPA)
2. Hosakote Planning Authority
3. Nelamangala Planning Authority
4. Anekal Planning Authority
5. Ramnagara Channapatna Urban Development Authority (RCUDA)
6. Kanakpura Planning Authority
7. Magadi Planning Authority

As the master plans of these areas were not available in the appropriate format, land parcels only within the BDA jurisdiction were considered for further study. The criteria considered for selecting the land parcels are given in the next section.

7.1. Criteria for Selection of Land Parcels

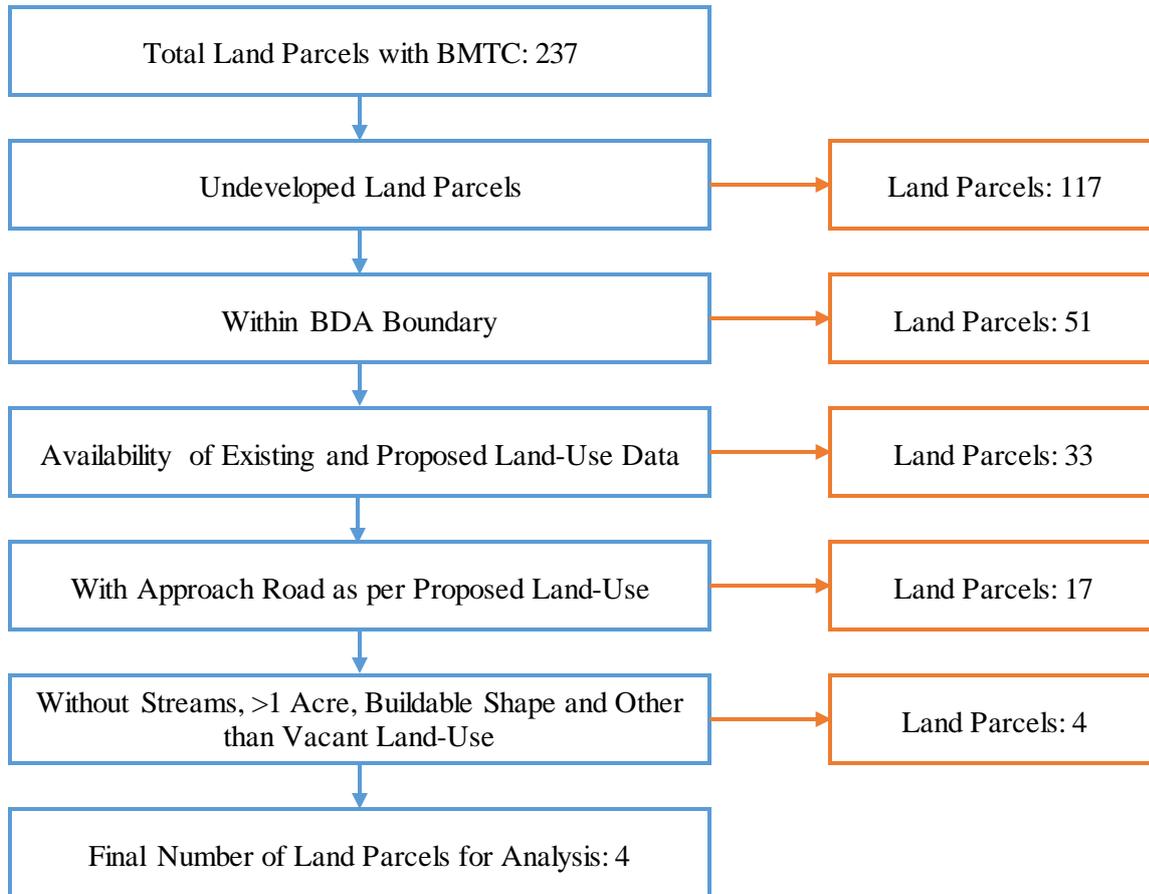


Figure 2: Methodology for selection of land parcel

Figure 2 presents the process used for selecting the appropriate land parcels for the study. The broad criteria include selection of undeveloped land parcels within the BDA jurisdiction with existing and proposed land-use data. Further, the undeveloped land parcels that have their proposed land-use as ‘vacant’ could not be considered. Also, undeveloped land parcels that have no approach road could not be considered for further analysis. Thus, a final list of developable land parcels was arrived at (as shown in Table 2):

Table 2: Final list of land parcels

| Location/Village | Area (Acre-Gunta) | Existing Land-Use | Proposed Land-Use | Approach Road |
|--------------------------------|-------------------|--|---------------------------------------|--|
| Gunjurpalya, Varthur | 20-0 | Vacant | Public Semi Public (P/SP)+ recreation | Approach roads (30 m wide, 15 m wide, 12 m wide) |
| | | Vacant | Transportation + (P/SP) | Approach roads (45 m wide, 12 m wide) |
| Nimbekaipura, Bidarahalli | 3-0 | Agriculture | Residential | 12 m wide approach road |
| Kaji Sonnenahalli, Bidarahalli | 2-0 | Agriculture | Public Utility | 18 m wide road (going through adjoining survey number) |
| Doddabanahalli, Bidarahalli | 2-0 | Agriculture+ residential+ recreational | Residential | 24 m wide approach road, 18 m road on one side and 12 m road through the survey number |

7.2. Economic Activity Analysis

For the economic analysis of the potential land parcels, the following steps were carried out:

- Identifying of existing activities surrounding the land parcel, based on satellite imagery (Google Earth)
- Reviewing the proposed economic activities as per proposed land-use and zonal regulations (BDA 2007, 2017b)
- Conducting site visit to validate the secondary analysis
- Proposing potential economic activities based on secondary research and primary site visits

7.3. Land Parcel and Economic Activity Analysis - Gunjurpalya, Varthur Hobli

7.3.1. Land Parcel Details

- Survey no. 53 & 109
- Area – 20 Acres
- Existing land-use – Vacant
- Proposed land-use – Public/Semi-Public and Transportation

7.3.2. Existing Land-Use

As per the BDA Revised Master Plan, 2015, the existing land-use of the BMTC land parcel is 'vacant'. The surrounding land-use within a radius of 1 km is also predominantly vacant. A few residential developments, agricultural land and educational institutions lie close to the site. There is an industrial corridor (Information Technology companies) at a distance of approximately 3 km to the west (Figure 3).

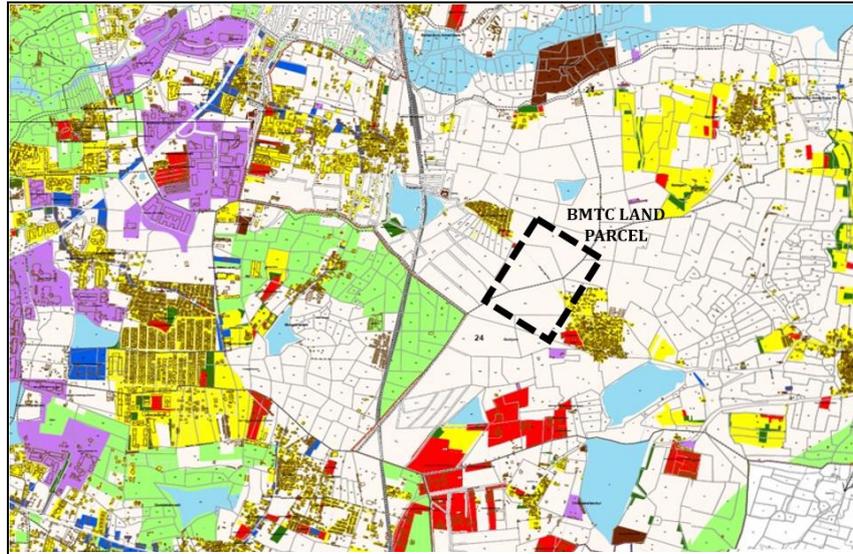


Figure 3: Existing land-use, Gunjurpalya

7.3.3. Proposed Land-Use

As per the BDA Revised Master Plan, 2031, the proposed land-use of the BMTC land parcel is public/semi-public (~13 acres) and transportation (~7 acres). The surrounding land-use is predominantly residential. This land parcel falls in the public/semi-public belt as per the proposed land-use plan (Figure 4).

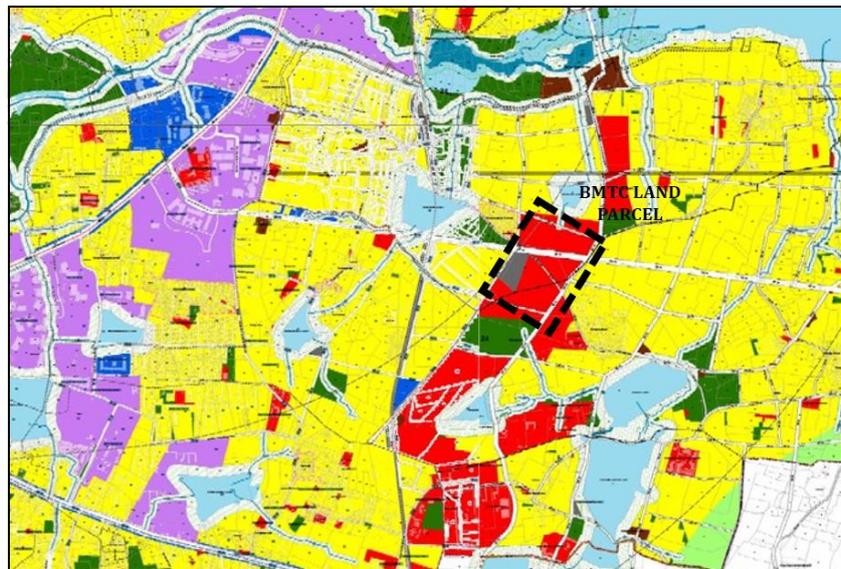


Figure 4: Proposed land-use, Gunjurpalya

7.3.4. Existing Activities

There are approximately 3 community halls, 16 schools and 12 hospitals within a radius of 5 km from the land parcel. The majority of these public and semi-public establishments are located on the west side of the land parcel (Figure 5). Very less development is seen towards the east of this land parcel.

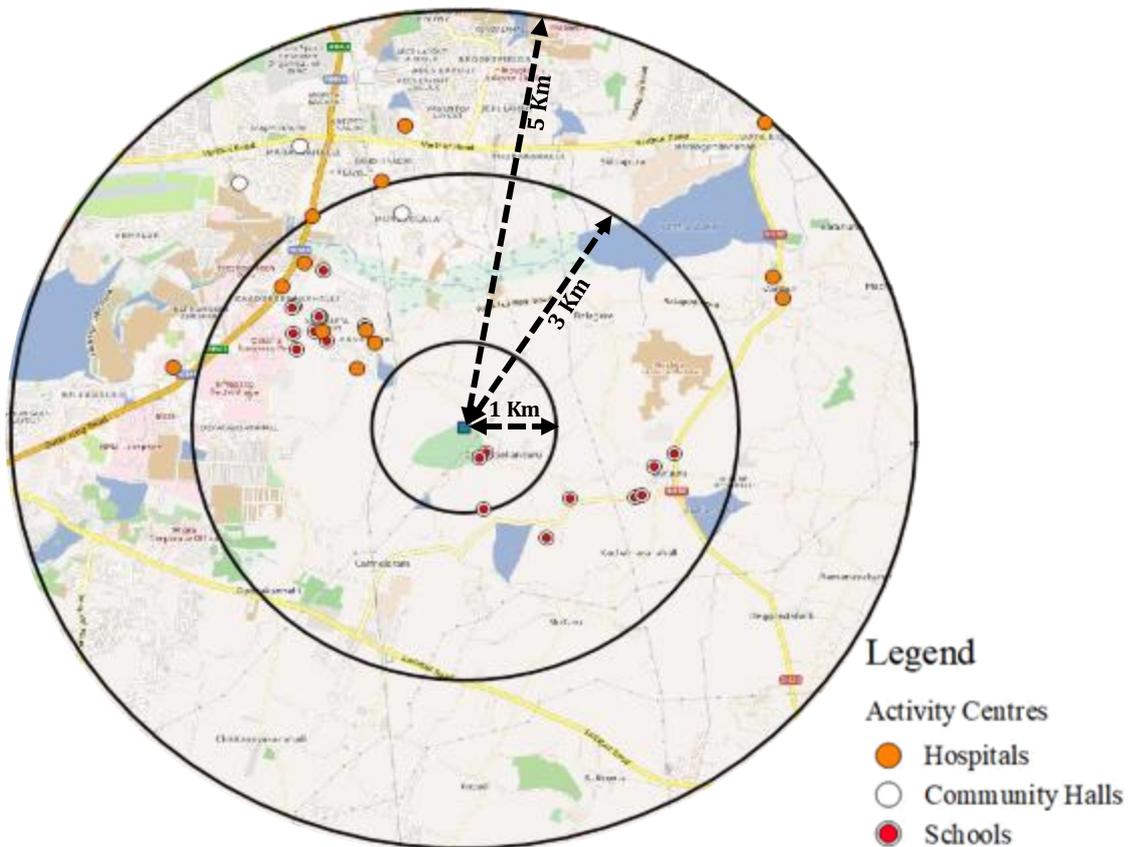


Figure 5: Existing economic activities, Gunjurpalya

7.3.5. Permissible Activities

For the select land parcels, a list of permissible activities was prepared based on the Zonal Regulations, BDA Revised Master Plan, 2031(BDA 2017a). This list of activities is represented in Table 3.

Table 3: Permissible activities as per Zonal Regulations

| Traffic and Transportation | Public & Semi-Public |
|---|--|
| <ul style="list-style-type: none"> • Retail shops • Restaurants and hotels • Showrooms • Offices • Boarding and lodging houses • Banking counters • Indoor recreational uses • Multiplexes • Clubs | <ul style="list-style-type: none"> • Government administrative centres, district offices, law courts, jails, police stations • Institutional offices • Health facilities (including health tourism) • Educational, cultural and religious institutions • Community halls, working hostel facilities • Convention centres of non-commercial nature • Sub-offices of utilities • All uses permissible in parks and open spaces |

7.3.6. Proposed Economic Activities

The study analysed existing and permissible activities to propose a set of economic functions to help BMTC monetise this land parcel.

- **Hospital:** Although there are a number of hospitals to the west of this land parcel, it was observed that there is an upcoming residential development to the east of this land. This would need to be served by a world-class hospital, which could be developed on the public/semi-public portion of the Gunjurpalya land parcel.
- **College:** The analysis also revealed that there is currently just one reputed college in a 5 km vicinity of the site. Given that upcoming residential areas surrounding the

BMTC land parcel would require quality higher educational institutions, such institutions could be established on this land parcel.

- **Hotel:** As this land parcel is near the IT corridor, there is a need for high-quality hotels catering to the people visiting these IT companies. Currently there are few quality luxury hotels along this corridor. Thus, the land parcel designated for ‘transportation’ land-use could be used to set up a luxury hotel.

7.4. Land Parcel and Economic Activity Analysis – Nimbekaipura, Bidarhalli Hobli

7.4.1. Land Parcel Details

- Survey no. 52
- Area – 3 Acres
- Existing land-use – Agriculture
- Proposed land-use – Residential

7.4.2. Existing Land-Use

As per the BDA Revised Master Plan, 2015, the existing land-use for this BMTC land parcel is agriculture. This parcel is situated near the Old Madras Road. The surrounding land-use is predominantly agriculture, followed by vacant and industrial (Figure 6).

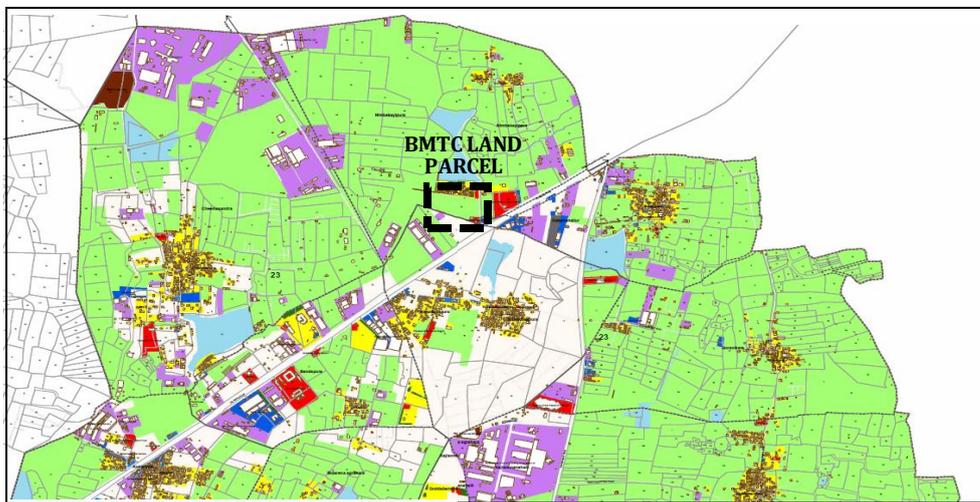


Figure 6: Existing land-use, Nimbekaipura

7.4.3. Proposed Land-Use

As per the BDA Revised Master Plan, 2031 (BDA 2017a), the proposed land-use for this BMTC land parcel is residential. The adjoining land parcels are proposed for transportation, commercial, industrial and public/semi-public use (Figure 7).

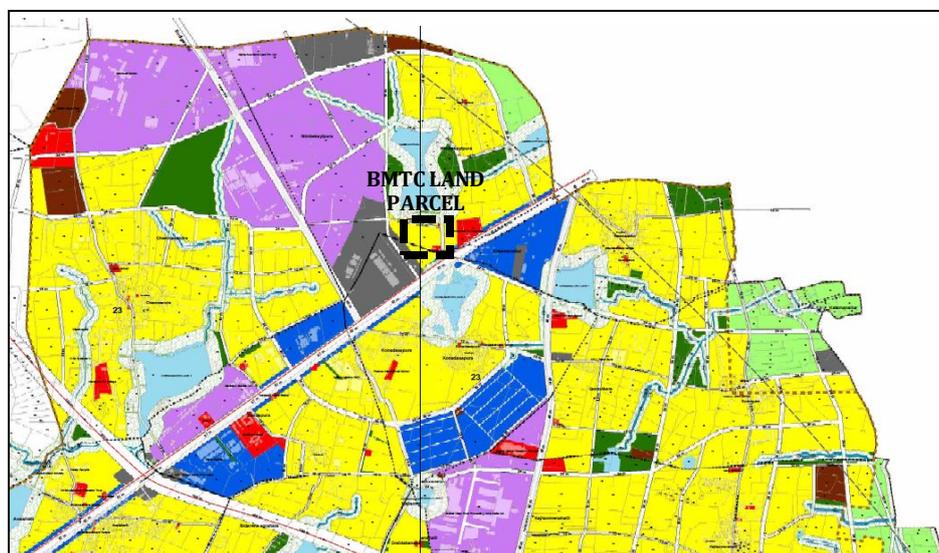


Figure 7: Proposed land-use, Nimbekaipura

7.4.4. Existing Activities

This land parcel has about 10 residential apartments, 9 schools and 1 hospital within a radius of 3 km from the land parcel. A few plotted developments were seen in the surroundings (Figure 8).

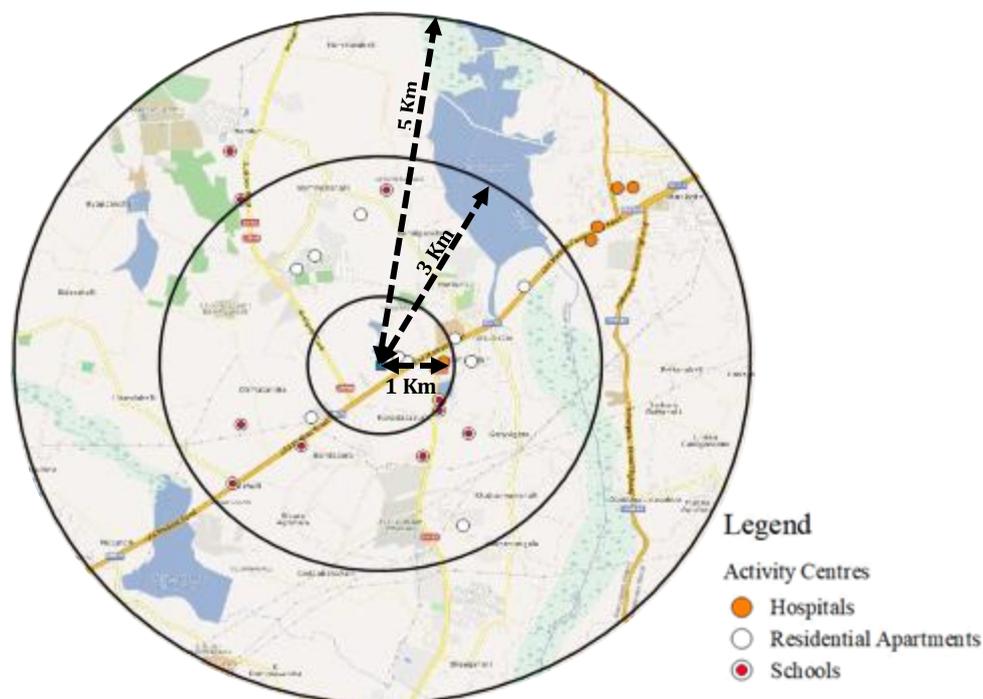


Figure 8: Existing economic activities, Nimbekaipura

7.4.5. Permissible Activities

Based on the Zonal Regulations, BDA Revised Master Plan, 2031 (BDA 2017b), the permissible activities for residential land-use are:

- Plotted Residential Development
- Villas, Semi-detached Houses
- Apartments, Hostels, Dharmashala
- Multi Dwelling Housing, Service Apartment
- Group Housing

7.4.6. Proposed Economic Activities

The study analysed existing and permissible activities to propose a set of economic functions that could be implemented to help BMTC monetise this land parcel. For this land parcel, the following activity has been proposed:

- **Residential Apartments:** This land parcel is adjoining a national highway (Old Madras Road), connects to a proposed employment hub (industrial corridor) and is in close proximity to the Bengaluru International Airport. This, along with the permissible zonal regulations, makes it an ideal choice for multi-storied apartments.

7.5. Land Parcel and Economic Activity Analysis – Kaji Sonnenahalli, Bidarhalli Hobli

7.5.1. Land Parcel Details

- Survey no. 22
- Area – 2 Acres
- Existing land-use – Agriculture
- Proposed land-use – Public Utility

7.5.2. Existing Land-Use

As per the BDA Revised Master Plan, 2015, the existing land-use for BMTC land parcel is agriculture. The predominant surrounding land-use for this land parcel is also agriculture (Figure 9).

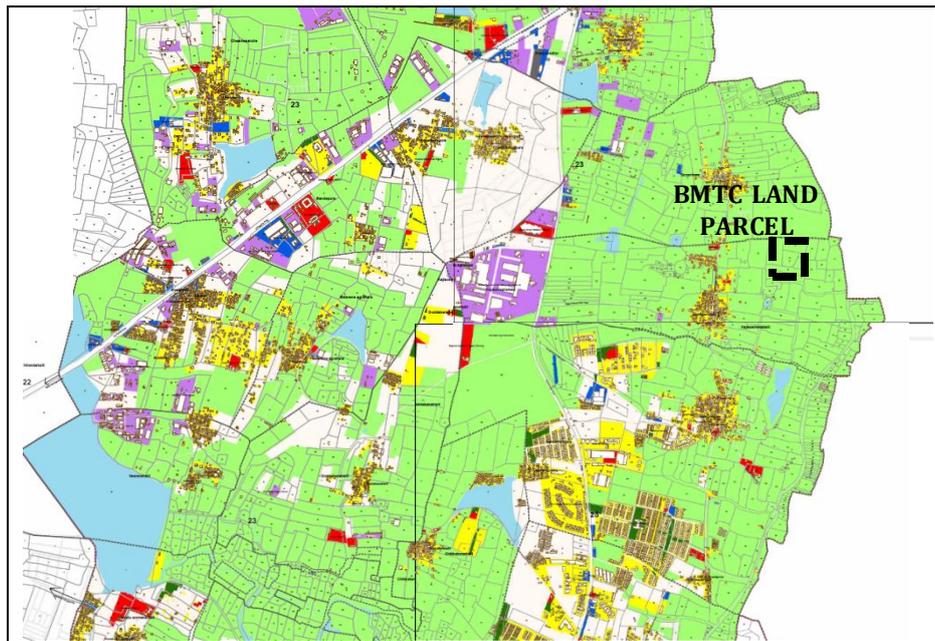


Figure 9: Existing land-use, Kaji Sonnenahalli

7.5.3. Proposed Land-Use

As per the BDA Revised Master Plan, 2031 (BDA 2017a), the proposed land-use for the BMTC land parcel is public utility. The proposed land-use for the surrounding area is predominantly residential (Figure 10).

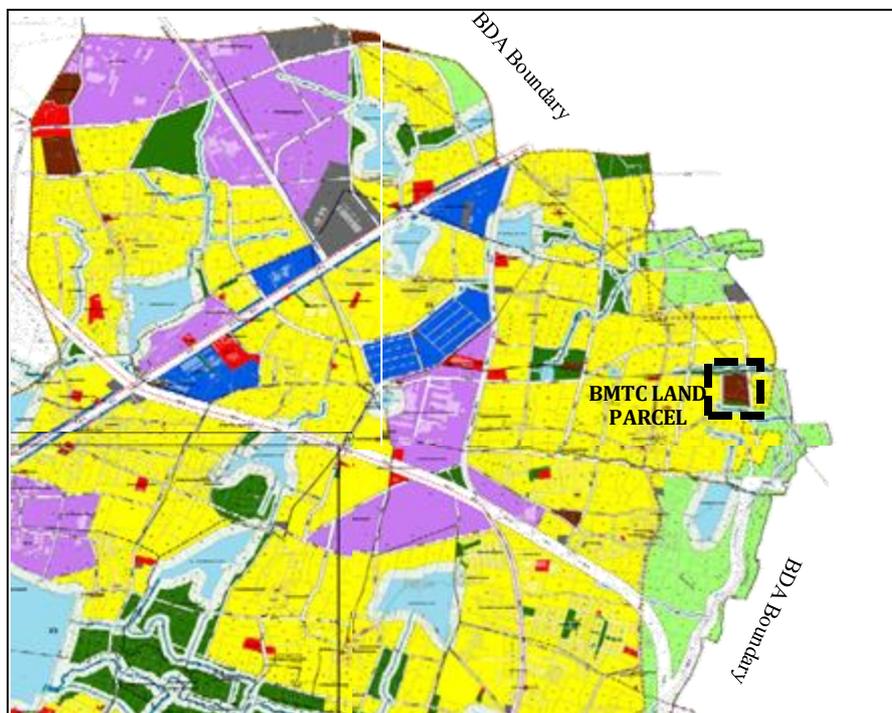


Figure 10: Proposed land-use, Kaji Sonnenahalli

7.5.4. Existing Activities

There are a few residential apartments, 12 schools and 2 hospitals within a radius of 5 km from this land parcel. Development is seen to the west of the land parcel (3 km) and rural habitations are seen to the east (Figure 11).

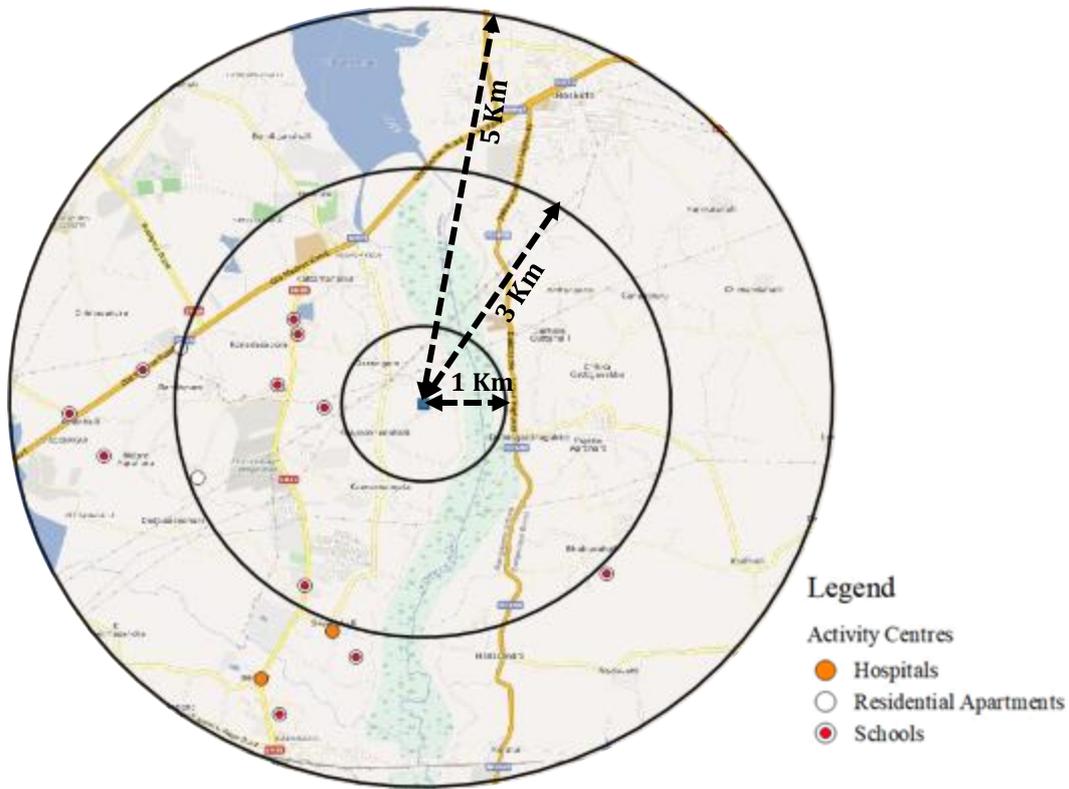


Figure 11: Existing economic activities, Kaji Sonnenahalli

7.5.5. Permissible Activities

Based on the Zonal Regulations, BDA Revised Master Plan, 2031 (BDA 2017a), the permissible activities for public utility are listed below.

- Solid Waste Landfills
- Water Treatment Plants
- Power Plants
- Fuel Stations
- Transformers and Microwave Towers

7.5.6. *Proposed Economic Activities*

The study analysed existing and permissible activities, and the following activity was proposed for this land parcel:

- **Fuel Stations:** In the proposed land-use, the area surrounding this land parcel is predominantly residential. This area is likely to witness high private vehicle ownership, which would generate demand for setting up a petrol pump.

7.6. Analysis of Land Parcels above 5 Acres

After consultations with the stakeholder (BMTC), the land parcel analysis has been revised to exclude land parcels under litigation and include land parcels with area greater than or equal to 5 acres. Based on the land area criteria, 29 land parcels which fall within and outside the BDA boundary are shortlisted for exploring the development potential.

Out of these land parcels, 13 land parcels have an area between 5 and 10 acres and 16 land parcels have an area above 10 acres. Of the 16 land parcels greater than 10 acres, 6 land parcels are within the BDA boundary and the remaining fall under different planning authorities (BMICAPA², Anekal, Magadi, Hoskote, Nelamangala and BIAAPA³).

7.6.1. Land Parcel Analysis: Area above 10 Acres

The following table shows the details for land parcels with an area above 10 acres.

Table 4: Land parcels with area more than 10 acres

| Location | Area (Acre) | LPA | Proposed (RMP 2021/2031) | Approach Road |
|----------------|-------------|--------|------------------------------|--|
| Bagalur | 13 | BDA | Open space/Parks/ Recreation | No proposed approach road |
| Bukkasagara | 10 | Anekal | Transportation | Road proposed for widening passing through the property to 18m |
| Byalakere | 30 | BDA | Agriculture | 24m, 15m and 12m wide road through the survey number |
| Chagalahatti | 10 | BDA | Agriculture | Kuccha approach road |
| Chunchanaguppe | 10 | Magadi | Residential | 40m road proposed |
| Kadagrahara | 18 | BDA | Agriculture | No approach road, one kuccha road along the survey number |
| Kadaranahalli | 21 | BDA | Agriculture | Kuccha road |
| Madhugirihalli | 15 | BDA | Agriculture | Kuccha road |

² BMICAPA – Bangalore Mysore Infrastructure Corridor Area Planning Authority

³ BIAAPA – Bengaluru International Airport Area Planning Authority

| | | | | |
|-------------|----|--------------|---|---|
| Mattahalli | 16 | Nelaman gala | Reservoir catchment area, no development proposed | Roads are proposed |
| Sadenahalli | 10 | BIAAPA | Special Agriculture Zone | Road inventory unknown |
| Sulivara | 10 | Magadi | Forest/Hillock | Road inventory unknown |
| Thotagere | 13 | Nelaman gala | Reservoir catchment area, no development proposed | Roads exists, condition and width not known |

The above table shows that, there are three land parcels with potential for development based on proposed land use. The Bagalur land parcel has been proposed for open space and parks but has no approach road, Bukkasagara has been proposed for transportation use and also has a proposed 18 m wide approach road. The third potential land parcel is Chunchanaguppe which is proposed for residential development and has a 40m wide proposed road nearby.

Three other land parcels – Mattahalli, Sulivara and Thotagere fall either in a forest/hillock region and reservoir catchment area. Hence these are not suitable for development.

Remaining land parcels have proposed land use as agriculture and hence feasibility for solar parks can be checked out for these land parcels.

7.6.1.1. Land Parcels Feasible for Solar Parks

Land parcels which are above 10 acres also offer the possibility of setting up solar parks whose energy generation and feeding back to the grid could benefit BMTC directly or indirectly. A preliminary topographical analysis of the 10 acre land parcels indicate that there are 8 land parcels which have the potential for establishing solar parks. The analysis further maps these land parcels to the nearest sub-stations. Table 5 gives details of the same.

Table 5: Feasible parcels for solar park

| Sl. No. | Location | Nearby Substation Name |
|---------|----------------|--------------------------|
| 1 | Bukkasagara | Jigani 66/11 kV |
| 2 | Byalakere | Yelahanka 66/11 kV |
| 3 | Chunchanakuppe | Soladevanahalli 66/11 kV |
| 4 | Jadigenahalli | Jadigenahalli 66/11 kV |
| 5 | Kadaranahalli | Peenya 220/66/11 kV |

| | | |
|---|----------------|-----------------------------------|
| 6 | Madhugirihalli | KIADB Doddaballapura 220/66/11 kV |
| 7 | Mathhalli | Nelamangala 66/11 kV |
| 8 | Sadenahalli | Rajanukunte 66/11 kV |

The following figure shows location of the land parcels feasible for solar parks and the nearest substation. Most of these land parcels are located in the North-East of Bengaluru. Out of eight feasible land parcels, 3 fall within the BDA boundary.

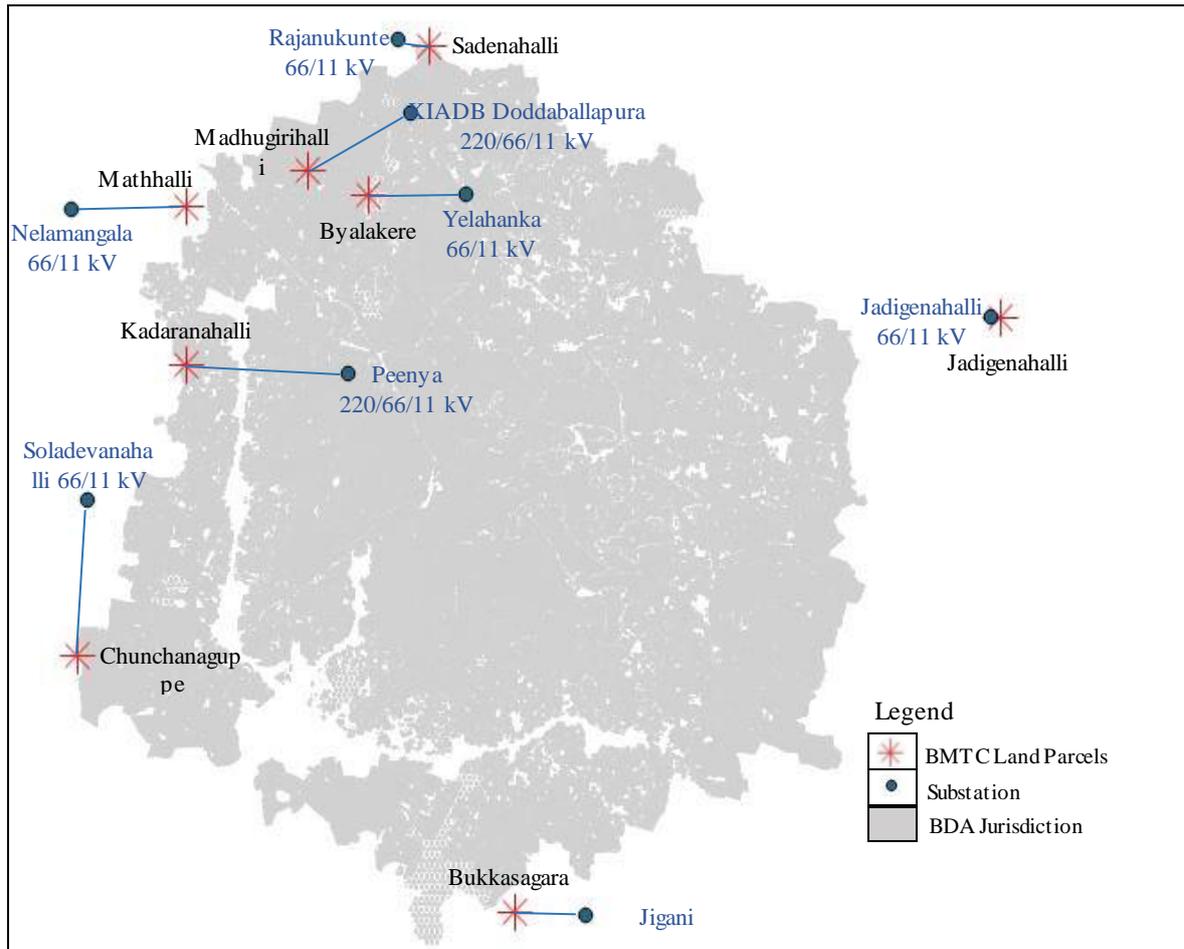


Figure 12: Land parcels feasible for solar parks

7.6.2. Land Parcel Analysis: Area between 5 and 10 Acres

Table 6 shows the land parcels with area 5-10 acres. Of the 12 land parcels, no development has been proposed for 5 land parcels as per the proposed master plan. These land parcels majorly fall in the reservoir catchment area or within 2km from river. Hence these parcels are not suitable for development.

Four other land parcels have been proposed for developable land use. Kalanayakanahalli land parcel has been proposed for transportation land use, but the surroundings are still undeveloped.

Arebinnamangala which falls within BIAAPA boundary, has been proposed for industrial development. Kannur falls along the proposed commercial corridor with commercial as well as residential land use proposed. This land parcel has a 36m wide road (commercial corridor) and other 12m approach road running through the survey number. This parcel has good scope for development. The Somanahalli land parcel has been proposed for public /semi-public and residential use and has 18m and 12m wide approach roads.

Other two land parcels are proposed for agriculture and one of them at Shivakote has 12m wide proposed approach road. This parcel can be considered for activities permissible in agriculture land use.

Table 6: Land parcels with area 5-10 acres

| Location | Area (Acre) | LPA | Proposed Land use (RMP 2021/2031) | Approach Road | Remarks |
|-------------------|-------------|-------------|--|---|--|
| Arebinnamangala | 7 | BIAAPA | Industrial | No approach road seen | |
| Bettahalli | 6 | Nelamangala | 2 km from the river Arkavathi river, no development proposed | No development proposed | Plain agriculture land seen from google earth image, approach road nearby. |
| Bommashettihalli | 5 | Nelamangala | Reservoir catchment area, no development proposed | 60 m wide road proposed through the site, 8m and 7m internal roads proposed | Plantation and agriculture land seen from satellite image, with approach roads nearby. |
| Gollarapalya | 5 | Nelamangala | Reservoir catchment area, no development proposed | | Agriculture land with no approach roads. |
| Kalanayakanahalli | 5 | Anekal | Transportation | Village road | Tree plantation and residential construction seen from google earth image. |

| | | | | | |
|--|---|---------------------|---|--|--|
| Kannur | 5 | BDA | Residential+ commercial | 36m wide/12m wide | 12m wide road goes through the survey number, commercial corridor along 36m wide road. Good scope of development if site is along 36m road or in the north part of the survey number |
| Kengeri Additional land Kengeri | 7 | BMIC APA | | 45m wide roads (Bangalor e-Mysore highway and nice ring road) crossing nearby. Approach road - Bangalore Mysore highway | Vacant land with plantation |
| Sadenahal li | 5 | BIAA PA | Special Agriculture Zone | | |
| Shivakote | 6 | BDA | Agriculture | 12m road proposed | Vacant land with plantation satellite image. |
| Somanaha lli | 5 | Kanak pura | Public Utility (majority of the survey no.) and partly residential | 18m and 12m village roads through the survey no | Based on the survey no. and the lat/long, the land parcel comes under forest/hillock area. Survey no 60 is a huge land parcel |
| Venkatapu ra | 8 | Nela mang ala | Reservoir catchment area, no development proposed. | Roads exists, condition and width not known Planned tree plantation seen | Agriculture land with kuccha roads |
| Venkatapu ra | 6 | Nela mang ala | Reservoir catchment area, no development proposed. | Roads exists, condition and width not known | |

8. Findings and Discussions

The scope for developing BMTC's land parcels depends on their location, approach roads as well as permissible and existing activities.

The nature of ownership of BMTC land parcels and the terms associated with BMTC leasing land parcels to third parties for development require a detailed analysis. The conditions under which BMTC can develop its land parcels also require further investigation. This is especially true because these land parcels have been purchased from the Government of Karnataka and the terms and conditions applicable for their development are not currently known to CSTEP.

9. Conclusion and Recommendations

In this study, BMTC land parcels were analysed to suggest suitable economic activities for generating additional non-traffic revenue. As the revenue from traffic has been decreasing for the last few years, monetisation of BMTC's land resources can supplement its overall revenue.

The proposed activities for undeveloped land parcels were based on Zonal Regulations and Proposed Land-Use, BDA Revised Master Plan, 2031. For public and semi-public land-use, BMTC can consider developing educational institutions and medical establishments. Similarly, for land parcels with proposed land-use as residential, BMTC can consider joint development for residential projects.

For undeveloped land parcels greater than 5 acres, transport use has been examined and for undeveloped land parcels greater than 10 acres, solar park feasibility has been examined.

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Annexure I

List of BMTC Land Parcels

| Sl.No | Location Details - Locality/Village | Hobli | Taluk | Survey No./Site No. | Extent of land (Acre-Gunta) | | Latest status |
|-------|-------------------------------------|-----------------|-------------|---------------------|-----------------------------|----|------------------------------|
| 1 | Aduru | Bidarahalli | East | 74 | 21 | 0 | Vacant |
| 2 | Agara | Kengeri | South | 73 | 1 | 20 | Vacant |
| 3 | Anjanapura 10th Block | Uttarahalli | South | CA-14 | 1 | 36 | Depot-44 |
| 4 | Anjanapura 5th Block | Uttarahalli | South | CA-13 | 0 | 23 | Vacant (compound) |
| 5 | Arebinnamangala | Jala | North(add) | 23 | 7 | 0 | Vacant |
| 6 | Arehalli | Uttarahalli | South | 28 | 10 | 0 | Vacant (compound) |
| 7 | Austin Town | | North | CA-12 | 0 | 14 | Bus stand |
| 8 | Bagalur | Jala | North(add) | 271 | 13 | 0 | Vacant (Fenced) |
| 9 | Baiy appanahalli | Bidarahalli | East | 44 | 3 | 10 | Vacant |
| 10 | Banashankari | Uttarahalli | South | 7 | 2 | 15 | TTMC |
| 11 | Banashankari (Karisandra) | Uttarahalli | South | CA-4A | 3 | 31 | Depot-20 |
| 12 | Banashankari 3rd Stage 2nd Phase | Uttarahalli | South | CA | 0 | 21 | Bus stand |
| 13 | Bandebommasandra | Bidarahalli | East | 38 | 3 | 20 | Vacant |
| 14 | Bannerghatta | Jigani | Anekal | 20 | 2 | 0 | TTMC |
| 15 | Basaveshwaranagara | Yashavanthapura | North | CA | 1 | 12 | Bus stand |
| 16 | Bendiganahalli | Bidarahalli | East | 50 | 1 | 10 | Vacant |
| 17 | Bettadasanapura | Beguru | South | 20 | 5 | 0 | Vacant |
| 18 | Bettahalli | Dasanapura | North | 30 | 6 | 0 | Vacant (compound) |
| 19 | Bettahalli | Dasanapura | North | 38 | 3 | 0 | Vacant (compound) |
| 20 | Bharathnagar (Magadi road) | Yashavanthapura | North | | 0 | 28 | Vacant (Fenced) |
| 21 | Bhutanahalli | Jigani | Anekal | 114/1 | 3 | 30 | Vacant |
| 22 | BIAL | Yalahanka | Devanahalli | 2 | 1 | 14 | Vacant |
| 23 | Bidadi | Bidadi | Bidadi | 28B | 5 | 0 | Depot-36 |
| 24 | Bidadi | Bidadi | Bidadi | 16,17 | 2 | 26 | Vacant |
| 25 | Bidadi | Bidadi | Bidadi | 42/3 | 0 | 33 | Bus stand |
| 26 | Bidadi | Bidadi | Bidadi | 18 | 3 | 33 | Depot under construction |
| 27 | Bidaraguppe | Attibele | Anekal | 366 | 2 | 0 | Vacant |
| 28 | Bidaraguppe | Attibele | Anekal | 331 | 1 | 4 | Vacant |
| 29 | Bidaraguppe | Attibele | Anekal | 437 | 0 | 32 | Vacant (compound) |
| 30 | Bommashettihalli | Dasanapura | North | 61 | 5 | 15 | Vacant (compound) |
| 31 | Bommenahalli | Bidarahalli | East | 96 | 2 | 2 | Vacant |
| 32 | BTM Layout | Beguru | South | CA | 0 | 15 | Bus stand under construction |
| | BTM Layout | Beguru | South | CAI | 1 | 21 | |
| | BTM Layout | Begurt | South | | 0 | 19 | |
| 33 | BTM Layout Quarters | Beguru | South | 12 Nos. | | | Quarters |
| 34 | Bukkasagara | Jigani | Anekal | 97 | 10 | 0 | Vacant (compound) |
| 35 | Byalakere | Hesaraghatta | North(add) | 130 | 30 | 0 | Vacant |
| 36 | Bylakonenahalli | Dasanapura | North | 21 | 1 | 4 | Vacant(compound) |
| 37 | Byrathi | Bidarahalli | East | 28 | 7 | 0 | Depot-48 |
| 38 | Chagalahatti | Jala | North(add) | 102 | 10 | 0 | Vacant |

| Sl.No | Location Details - Locality/Village | Hobli | Taluk | Survey No./Site No. | Extent of land (Acre-Gunta) | | Latest status |
|-------|-------------------------------------|-----------------|-------------|---------------------|-----------------------------|----|---|
| | | | | | | | |
| 39 | Challagatta | Kengeri | South | 13 | 5 | 0 | Workshop construction |
| 40 | Chandra Layout | | North | CA-345 | 2 | 10 | Depot-17 |
| 41 | Channamanakere | Uttarahalli | South | CA | 0 | 18 | Bus stand |
| 42 | Chikkabettahalli | Yalahanka | North(add) | 14 | 10 | 24 | Depot-47 |
| 43 | Chikkamaranahalli | | North | CA-20 | 0 | 32 | Bus stand |
| 44 | Chikkanagamangala | Sarjapura | Anekal | 189 | 1 | 12 | Quarters |
| 45 | Chikkanagamangala | Sarjapura | Anekal | 29 | 10 | 0 | Depot-38 & RTO Track |
| 46 | Chikkalur | Tavarekere | South | 35/3 | 0 | 31 | Vacant |
| 47 | Chimasandra | Bidarahalli | East | 83 | 3 | 25 | Vacant |
| 48 | Chinthalamadivala | Sarjapura | Anekal | 17 | 2 | 0 | Vacant |
| 49 | Chokkanahalli | Hesaraghatta | North(add) | 6 | 10 | 0 | Vacant(compound) & RTO Track construction |
| 50 | Chunchanaguppe | Tavarekere | South | 43 | 10 | 0 | Vacant |
| 51 | Dasanapura | Dasanapura | North | 106 | 13 | 4 | Depot-40 & Workshop under construction. |
| 52 | Deepanjalinaragara | Kengeri | South | KIMCO | 3 | 0 | Depot-16 |
| 53 | Devanahalli | Kasaba | Devanahalli | 3,04,305 | 2 | 23 | Depot under construction |
| 54 | Doddabanahalli | Bidarahalli | East | 3 | 2 | 0 | Vacant |
| 55 | Doddajala | Jala | North(add) | 46 | 2 | 0 | Vacant |
| 56 | Dodderi | Tavarekere | South | 77 | 10 | 0 | Vacant |
| 57 | Dombarahalli | Dasanapura | North | 18 | 5 | 27 | Vacant |
| 58 | Domlur | | North | CA | 0 | 15 | TTMC |
| | Domlur | | North | CA | 0 | 39 | TTMC |
| 59 | Electronic City | Beguru | South | 36 (p) | 2 | 10 | Depot-19 |
| 60 | Gattihalli | Sarjapura | Anekal | 175 | 1 | 39 | Vacant(compound) |
| -61 | Gattihalli | Sarjapura | Anekal | 216 | 1 | 18 | Vacant |
| 62 | Gollarapalya | Dasanapura | North | 28 | 5 | 0 | Vacant |
| 63 | Gowdahalli | Dasanapura | North | 20 | 4 | 9 | Vacant |
| 64 | Gundur | Bidarahalli | East | 66 | 1 | 5 | Vacant |
| 65 | Gunjur | Varthur | East | 285 | 6 | 0 | Depot-41 & Quarters |
| 66 | Gunjurpalya | Varthur | East | 109,53 | 20 | 0 | Vacant |
| 67 | Hadosiddapura | Varthur | East | 62 | 1 | 27 | Vacant(Fenced) |
| 68 | Hancharahalli | Bidarahalli | East | 52 | 13 | 30 | Vacant |
| 69 | Hancharahalli | Bidarahalli | East | 51 | 1 | 0 | Vacant |
| 70 | Hebbal | Kasaba | North | 82/1,84/4 | 7 | 34 | Depot-28 |
| 71 | Hennur | Yashavanthapura | | CA Site 04 | 3 | 28 | Depot-10 |
| 72 | Hesaragatta | Hesaraghatta | North(add) | 32:3A | 0 | 23 | Bus stand |
| 73 | Hirandahalli | Bidarahalli | East | 39P/1 | 13 | 39 | Vacant(Fenced) |
| 74 | Hirandahalli | Bidarahalli | East | 82 | 0 | 19 | Vacant |
| 75 | Honnasandra | Dasanapura | North | 26 | 11 | 28 | Vacant |
| 76 | Honnasandra | Dasanapura | North | 13 | 7 | 29 | Vacant |
| 77 | Hosakote | Kasaba | Hoskote | 300 | 3 | 14 | Depot-39 |
| 78 | Hosakote (PWD) | Kasaba | Hoskote | 314 | 1 | 30 | Bus stand under construction |

| Sl.No | Location Details - Locality/Village | Hobli | Taluk | Survey No./Site No. | Extent of land (Acre-Gunta) | | Latest status |
|-------|--------------------------------------|-----------------|------------|---------------------|-----------------------------|---------|------------------------------|
| | | | | | | | |
| 79 | HRBR 1st Block(Kalyan nagar) | | East | CA-11 | 1 | 21 | Depot-23 |
| 80 | HRBR 1st Block Banaswadi | | East | CA.Sy no.211 | 3 | 10 | Vacant |
| 81 | HSR Lay out | Beguru | South | CA-38 | 4 | 21 | Depot-25 |
| 82 | Huchanapalya | Dasanapura | North | 8 | 16 | 21 | Vacant |
| 83 | Huttanahalli | Jala | North(add) | 148 | 7 | 22 | Vacant |
| 84 | Huttanahalli | Jala | North(add) | 72 | 3 | 0 | Depot under construction |
| 85 | Indiranagara | | North | 48 | 3 | 5 | Depot-6 & Quarters |
| 86 | ISRO Lay out | Uttarahalli | South | CA | 1 | 5 | Bus stand |
| 87 | ITI | K.R Puram | East | 68,62 | 14 | 0 | D-24,29,Workshop-2 |
| 88 | Jadigenahalli | Jadigenahalli | Hoskote | 233 | 10 | 0 | Vacant |
| 89 | Jayanagara | | South | CITB | 4 | 15 | Depot-4 |
| 90 | Jayanagara 4th Block | | South | CITB | 0 | 34 | TTMC |
| 91 | Jayanagara pump house | | | | 0 | 9 | Pump house |
| 92 | Jayanagara Quarters | | South | | | 37 Nos. | Quarters |
| 93 | Jeevanbhimanagara | | | CA | 0 | 31 | Bus stand |
| 94 | Jigani | Jigani | Anekal | 38,39,40 | 6 | 0 | Depot27 and quarters |
| 95 | Jigani bus stand | Jigani | Anekal | | 0 | 3 | Bus stand |
| 96 | K R Puram Bus Stand | K.R Puram | East | 915 | 0 | 22 | Bus stand |
| 97 | Kadagrahara | Bidarahalli | East | 34 | 18 | 4 | Vacant(Fenced) |
| 98 | Kadaranahalli | Dasanapura | North | 42 | 21 | 10 | Vacant(Fenced) |
| 99 | Kadugodi | Bidarahalli | East | 259 | 0 | 32 | Bus stand |
| 100 | Kalanayakanahalli | Kasaba | Anekal | 24 /1,2,3 | 5 | 30 | Vacant |
| 101 | Kalasipalya | | North | | 4 | 13 | Bus stand under construction |
| 102 | Kammasandra | Bidarahalli | East | 34 | 1 | 32 | Vacant |
| 103 | Kanminke | Kengeri | South | 41 | 25 | 0 | Vacant |
| 104 | Kannalli | Yashavanthapura | North | 96 | 3 | 24 | D-35 & Quarters |
| 105 | Kannur | Bidarahalli | East | 16 | 5 | 0 | Vacant |
| 106 | Kathriguppe | Uttarahalli | South | 48,49,50 | 5 | 10 | D-13&Samudhaya Bhavana |
| 107 | Kathriguppe, Bhavani Housing Society | Uttarahalli | South | CA-7 | 0 | 20 | Vacant |
| 108 | Kavalbyrasandra | Kasaba | North | 31 | 0 | 15 | Bus stand |
| 109 | Kavalhosahalli | Kasaba | Anekal | 9/1,2 | 4 | 37 | Depot under construction |
| 110 | Kenchanapura | Kengeri | South | 8 | 0 | 14 | Vacant |
| 111 | Kengeri | Kengeri | South | 111/112 / | 6 | 0 | D-12 |
| 112 | Kengeri | Kengeri | South | 33/27/5 0 | 0 | 6 | Vacant (Shops) |
| 113 | Kengeri | Kengeri | South | 37/1, | 4 | 20 | TTMC&D-37 |
| 114 | Kengeri - opp. To Shirke Apt. | Kengeri | South | CA | 0 | 12 | Vacant |
| 115 | Kengeri Approach Road Kengeri | | South | 125/2 | 0 | 8 | Road |

| Sl.No | Location Details - Locality/Village | Hobli | Taluk | Survey No./Site No. | Extent of land (Acre-Gunta) | | Latest status |
|-------|-------------------------------------|-----------------|-------------|---------------------|-----------------------------|-------|------------------------------|
| 116 | Kengeri Additional land Kengeri | | South | 126, 127, 128 | 7 | 15 | Vacant |
| 117 | Kengeri St. Town | Kengeri | South | CA | 0 | 38 | Bus stand under construction |
| 118 | Khazisonnenahalli | Bidarahalli | East | 22 | 2 | 0 | Vacant |
| 119 | Kittaganur | Bidarahalli | East | 21 | 1 | 25 | Vacant |
| 120 | Kittanahalli | Dasanapura | North | 47 | 6 | 32 | Vacant |
| 121 | Kodalipura | Attibele | Anekal | 97 | 1 | 27 | Vacant |
| 122 | Kodati | Varthur | East | 76 | 8 | 0 | D-42 & Quarters |
| 123 | Kodati | Varthur | East | 41 | 1 | 18 | Vacant (Fenced) |
| 124 | Kodigehalli | Bidarahalli | East | 1 | 1 | 21 | Vacant |
| 125 | Kommaghatta | Kengeri | South | 162 | 2 | 7 | Vacant (Compound) |
| 126 | Koramangala | Beguru | South | 36 | 5 | 0 | D-15& TTMC |
| 127 | Koramangala Sports Complex Qtrs | Beguru | South | | | 2 Nos | Quarters |
| 128 | Kothanur Dinne | Uttarahalli | South | 80/2A | 3 | 31 | D-34 |
| 129 | Kuduregere | Dasanapura | North | 7 | 2 | 10 | Vacant |
| 150 | Kumaraswamy Layout | Uttarahalli | South | CA | 0 | 12 | Bus stand |
| 151 | Kurubarahalli | Tavarekere | South | 116 | 5 | 0 | Vacant |
| 152 | Laggere | Yashavanthapura | North | 92 | 0 | 36 | Bus stand |
| 153 | Lakshmidivinagara | Yashavanthapura | North | 1,112 | 0 | 8 | Bus stand |
| 134 | Lingadiranahalli | Yashavanthapura | North | 25 | 0 | 19 | Bus stand |
| 135 | Madappanahalli | Hesaraghatta | North(add) | 58 | 18 | 0 | Vacant |
| 136 | Madappanahalli | Hesaraghatta | North(add) | 59 | 18 | 16 | Vacant (Compound) |
| 137 | Madhugirihalli | Hesaraghatta | North(add) | 25 | 15 | 0 | Vacant |
| 138 | Mahanthalingapura | Jigani | Anekal | 4,748 | 40 | 0 | Vacant |
| 139 | Mallapura | Kasaba | Nelamangala | 5/1, 5/2 | 0 | 20 | Vacant (Fenced) |
| 140 | Mallasandra | Yashavanthapura | North | 77 | 2 | 0 | Bus stan under construction |
| 141 | Malleshwaram 18th cross | Yashavanthapura | North | | 0 | 13 | Bus stand |
| 142 | Mandur | Bidarahalli | East | 116 | 4 | 12 | Vacant |
| 143 | Mandur | Bidarahalli | East | 64,155 | 32 | 24 | Sy.No.155(Compound) Depot-47 |
| 144 | Mandur | Bidarahalli | East | 128 | 3 | 0 | Vacant |
| 145 | Marathalli | Varthur | East | 98 | 0 | 28 | Bus stand |
| 146 | Mattahalli | Dasanapura | North | 41/B/1, 2 | 16 | 0 | Vacant |
| 147 | Meniganahalli | Kasaba | Anekal | 30 | 0 | 34 | Vacant |
| 148 | Mulluru | Varthur | East | 23 | 2 | 0 | Vacant |
| 149 | Muneshwara Block | Uttarahalli | South | CA | 0 | 32 | Bus stand |
| 150 | Munnekolalu | Varthur | East | 99 | 2 | 0 | Vacant |
| 151 | Nagadasanahalli | yalahank | North(add) | 11 | 2 | 35 | Depot under construction |
| 152 | Naganayakanahalli | Uttarahalli | South | 48 | 2 | 30 | Vacant |
| 153 | Nagarabhavi 2nd stage 10th Block | Yashavanthapura | North | CA 6/12 | 2 | 23 | Depot under construction |
| 154 | Nagarabhavi 2nd stage 10th Block | Yashavanthapura | North | CA 6/11 | 0 | 25 | Depot under construction |
| 155 | Nagarabhavi 2nd stage 9th Block | Yashavanthapura | North | 36/2 | 0 | 27 | Bus stand |

| Sl.No | Location Details - Locality/Village | Hobli | Taluk | Survey No./Site No. | Extent of land (Acre-Gunta) | | Latest status |
|-------|--|-----------------|------------|---------------------|-----------------------------|--------|--------------------------|
| 156 | Nagasandra | Dasanapura | North | 21 | 2 | 1 | Vacant |
| 157 | Nagondanahalli | K.R Puram | East | 120 | 2 | 0 | Vacant |
| 158 | Nallurahalli | K.R Puram | East | 5 | 2 | 38 | Vacant |
| 159 | Nandini Layout | | North | CA | 0 | 39 | Bus Stand |
| 160 | Nandini Layout Quarters (LF-33) | | North | 1 to 12 of LF | | 12 Nos | Quarters |
| 161 | Nanjamba Agrahara | | | CA | 0 | 10 | Vacant |
| 162 | Nimbekaipura | Bidarahalli | East | 52 | 3 | 0 | Vacant |
| 163 | N.R.Colony | | | | 0 | 7 | Bus Stand |
| 164 | Pattanager Gollahalli | Kasaba | Anekal | 18P/4 | 1 | 25 | Vacant |
| 165 | Peenya 1st stage | Yashavanthapura | North | 20A-1 | 1 | 16 | RTO Track |
| 161 | Peenya 4th phase | Yashavanthapura | North | 481, 482, 483 | 7 | 27 | Depot-9&22 |
| 167 | Peenya Quarters | Yashavanthapura | North | | | 20 Nos | Quarters |
| 168 | Pillaganahalli | Uttarahalli | south | 1 | 7 | 18 | Depot under construction |
| 169 | Pillannagarden | Yashavanthapura | North | CA Site | 0 | 25 | Vacant (compound) |
| 170 | Poornapragna Lay out | Uttarahalli | South | CA | 2 | 34 | Depot-33 |
| 171 | Puradapalya | Tavarekere | South | 37 | 0 | 27 | Vacant |
| 172 | Puttenahalli | Yelahanka | North(add) | CA Site 1 | 1 | 20 | Vacant (fenced) |
| 173 | R T Nagara (Ganaenahalli) | Yashavanthapura | North | CA-2 | 1 | 14 | Depot-14 |
| 174 | R.P.C Layout (Hampinagara) | | North | CA-29P | 0 | 31 | Bus Stand |
| 175 | Ragihalli | Uttarahalli | Anekal | 3 | 0 | 34 | Vacant |
| 176 | Rajarajeshwarinagara | Kengeri | South | CA-10 | 0 | 37 | Bus Stand |
| 177 | Rajarajeshwarinagara | Kengeri | South | CA-11 | 2 | 16 | D-21 |
| 178 | Ravugodlu | Uttarahalli | South | 6 | 10 | 0 | Vacant |
| 179 | Sadaramangala | K.R Puram | East | 60 | 2 | 25 | Depot under construction |
| 180 | Sadenahalli | Hesaraghatta | North(add) | 24 | 10 | 0 | Vacant |
| 181 | Sadenahalli | Hesaraghatta | North(add) | 20 | 5 | 0 | Vacant |
| 182 | Sadenahalli | Hesaraghatta | North(add) | 30 | 6 | 0 | Depot-46 |
| 183 | Sathanoor | Jala | North(add) | 54 | 3 | 0 | Vacant |
| 184 | Shanthinagara | Beguru | South | 443/1/2 3 | 7 | 12 | TTMC |
| 185 | Shanthinagara | Beguru | South | 33 | 3 | 3 | Depot-2 |
| 186 | Shanthinagara | Beguru | South | 33 | 3 | 18 | Depot-3 |
| 187 | Shanthinagara (open land in front of South Division) | Beguru | South | 33 | 1 | 38 | Parking |
| 188 | Shanthinagara (Security Gate) | Beguru | South | 33 | 0 | 4 | security Gate |
| 189 | Shanthinagara (Cycle stand) | Beguru | South | 33 | 0 | 6 | Cycle stand |
| 190 | Shanthinagara (Hospital) | Beguru | South | 33 | 0 | 12 | hospital |
| 191 | Shanthinagara (Corporate office) | Beguru | South | 33 | 2 | 5 | Corporate Office |
| 192 | Shanthinagara (RWB) | Beguru | South | 33 | 17 | 3 | RWB |

| Sl.No | Location Details - Locality/Village | Hobli | Taluk | Survey No./Site No. | Extent of land (Acre-Gunta) | | Latest status |
|-------|---|-----------------|------------|---------------------|-----------------------------|---------|-------------------------|
| | | | | | | | |
| 193 | Shanthinagara (CTM (O) Office) | Beguru | South | 33 | 1 | 12 | CTM (O) OFFICES |
| 194 | Shanthinagara (infront of TTMC) | Beguru | South | 33 | 0 | 34 | Parking |
| 193 | Shanthinagara PWD and SIHS Qtrs | Beguru | South | | | 130 Nos | Quarters |
| 196 | Shivajinagar | | North | 43/2-1, 4112-1 | 1 | 17 | Bus stand |
| 197 | Shivajinagar Additional land | | North | | 0 | 12 | Bus stand |
| 198 | Shivajinagar (Petrol bunk Additional land) | | North | | 0 | 6 | Bus stand |
| 199 | Shivakote | Hesaraghatta | North(add) | 24 | 6 | 0 | Vacant (fenced) |
| 200 | Shivanahalli | Jigani | Anekal | 43 | 3 | 29 | Vacant |
| 201 | Shivanahalli | Jigani | Anekal | 13 | 4 | 36 | Vacant |
| 202 | Shivanahalli | Jigani | Anekal | 58 | 3 | 14 | Vacant |
| 203 | Shivanapura | Dasanapura | North | 116 | 5 | 0 | Depot-43 & Quarters |
| 204 | Singapura | Yelahanka | North(add) | 109 | 0 | 24 | Bus stand |
| 205 | Siddapura | Varthur | East | 6 | 1 | 0 | Vacant |
| 206 | Siddapura | Varthur | East | 3/1A-P-1 | 2 | 21 | Vacant |
| 207 | Somanahalli | Uttarahalli | South | 242 | 5 | 0 | Vacant |
| 208 | Srigandadakaval (Summanahalli) | Yeshavanthapura | North | 6,068 | 4 | 0 | Depot-31 |
| 209 | St.Johns Prestige Woods Apartments (Tavarekere) | Beguru | South | 47Nos. | | | Apartments |
| 210 | Subhash Nagara | | North | 91 | 7 | 4 | Depot-7 & KBS Bus stand |
| 211 | Subhash Additional Land | Nagara | North | 92 | 1 | 22 | Depot-7 |
| 212 | Sulivara | Tavarekere | South | 60 | 10 | 0 | Vacant |
| 213 | Surya City | Chandapura | Anekal | CA | 5 | 0 | D-32 |
| 214 | Tavarekere (Magadi Road) | Tavarekere | South | 61&62 | 0 | 20 | Vacant |
| 215 | Thammanayakanahalli Kasaba | | Anekal | 23 | 4 | 0 | Vacant |
| 216 | Thotagere | Dasanapura | North | 26 | 13 | 15 | Vacant |
| 217 | Uttari | Uttarahalli | South | 165 | 2 | 2 | Vacant (compound) |
| 218 | Uttari | Uttarahalli | South | 70 | 1 | 13 | Vacant (compound) |
| 219 | Vaddarahalli | Dasanapura | North | 27 & 28 | 23 | 28 | Training institute |
| 220 | Vartur | Varthur | East | 123 | 2 | 20 | Vacant |
| 221 | Vartur | Varthur | East | 118/5 | 1 | 36 | Vacant |
| 222 | Venkatapura | Dasanapura | North | 14 | 8 | 0 | Vacant (compound) |
| 223 | Venkatapura | Dasanapura | North | 12 | 6 | 0 | Vacant |
| 224 | Vidyaranyapura | Yelahanka | North(add) | CA | 0 | 32 | Bus stand |
| 225 | Vijaynagara | Kasaba | North | 132,33 | 3 | 37 | TTMC |
| 226 | Vijaynagara Multi Purpose Land | | North | 541C | 0 | 1 | Multipurpose building |
| 227 | Vishweshwaraiah Layout | Kengeri | South | CA-16 | 0 | 22 | Vacant (compound) |

| Sl.No | Location Details - Locality/Village | Hobli | Taluk | Survey No./Site No. | Extent of land (Acre-Gunta) | | Latest status |
|-------|-------------------------------------|----------------|------------------|---------------------|-----------------------------|----|------------------|
| | | | | | | | |
| 228 | Visweshvaraha layout | | | CA No. | 2 | 29 | Vacant |
| 229 | Viveknagara | | North | CA | 0 | 8 | Bus stand |
| 230 | Whitefield ITPL | K.R Puram | East | 120A | 3 | 0 | Depot-18 & TTMC |
| 231 | Yelachaguppe Rampura | Tavarekere | South | 4 | 1 | 18 | Vacant |
| 232 | Yelahanka | Yelahanka | North(add) | 69 | 13 | 20 | Depot-11 & 30 |
| 233 | Yelahanka 5th phase | Yelahanka | North(add) CA | | 1 | 2 | Bus stand |
| 234 | Yelahanka Satt. Town | Yelahanka | North(add) CA | | 0 | 25 | Bus stand |
| 235 | Yelahanka school land | Yelahanka | North(add) | | 0 | 32 | Bus stand |
| 236 | Yeshwanthapura | Yeshwanthapura | North | 38, 37, 41 | 9 | 18 | Depot-8&26, TTMC |
| 237 | Yeshwanthapura (Gopal Theatre) | Yeshwanthapura | North | | 0 | 4 | Road Purpose |



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