

UP metro to appoint consultant for monetisation of 86-acre land in Lucknow

Synopsis

UPMRC is a special purpose vehicle (SPV) set up by the Uttar Pradesh government and the central government as a joint venture. It operates metro trains in Lucknow and Kanpur.



This space has been leased out by UPMRC for commercial exploitation as a retail area.

The Uttar Pradesh Metro Rail Corporation Ltd. ([UPMRC](#)) is in the process of appointing a consultant for the monetisation of 86 acre of land in Lucknow, its managing director Kumar Keshav told ET.

UPMRC is a special purpose vehicle (SPV) set up by the Uttar Pradesh government and the central government as a joint venture. It operates metro trains in Lucknow and Kanpur.

The corporation is trying to generate non-fare revenue in different ways, including advertisements on trains, joint branding of stations, and leasing of [commercial space](#) at the stations.

"This standalone land parcel for commercial development has been made available by the government of Uttar Pradesh in April 2022 to UPMRCL. There are a total of seven pockets of land in this area with mixed land use development norms, presenting an opportunity for non-fare revenue for us," Keshav said.

According to Keshav, the land is at a prime location and will have commercial, residential and retail development.

"UPMRCL is intending to engage a commercial consultant to explore the way forward for commercial exploitation of this land in stages for argumentation of non-fare box revenue," Keshav said.

In addition, the corporation has leased about 40,000 sq ft of space at metro stations in the Lucknow Metro project and about 15,000 sq ft at stations in the Kanpur Metro priority corridor.

This space has been leased out by [UPMRC for commercial exploitation](#) as a retail area.

Of these, all the area at Kanpur Metro stations and about 17,000 sq ft of area at Lucknow Metro stations has been leased out.

"This shows that despite Covid, there is a demand for quality retail space inside the metro stations. As ridership grows, the demand for real estate will also grow," Keshav said. "We intend to utilise similar space in Kanpur and the upcoming Agra metro project."

UPMRC has also been entrusted with the responsibility of the Kanpur and Agra Metro Rail projects, and the construction of these metro projects is currently in full swing.

The opening of the Kanpur Metro priority stretch, consisting of nine stations from [IIT Kanpur](#) to [Motijheel metro station](#), has brought world-class travel experience within the reach of people in Kanpur.

On the opening of the full stretch from IIT Kanpur to Naubasta, the "ridership" of Kanpur Metro is projected to be high.

"We intend to generate substantial income through real estate, so that the fare of the metro remains low. The state government is helping us with land and upcoming projects will help us achieve the goal," Keshav said.

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