RMSPL



Yekkar

170+ contiguous acres north of Mangaluru, offered for sale by RMSPL.

13.0155° N, 74.8631° E

Tenka Yekkar, Dakshina Kannada

One parcel of land, and the many things it could become.

We are offering a single, contiguous hillside of more than 170 acres at Yekkar, close to Mangaluru's port, airport and refinery. These pages show the land as it stands, where it sits, and three possibilities for what a buyer could build on it.

170+ acres
contiguous, in one ownership

86 m
above sea level at the highest point

15 km
to the airport and to the port

12 km
to the NH66 coastal highway



On Karnataka's industrial coast

Mangaluru brings a deep-water port, the MRPL refinery, an international airport and the Arabian Sea coast within easy reach of the site.

The site

One contiguous holding at Tenka Yekkar, near Permude, set in the green hills between Surathkal, Kateel and Mangaluru.



Close to everything that moves goods

Airport	15 km	30 min
The port	15 km	30 min
NH66	12 km	25 min
MRPL refinery	Nearby	
Hospitals and schools	Within	15 min



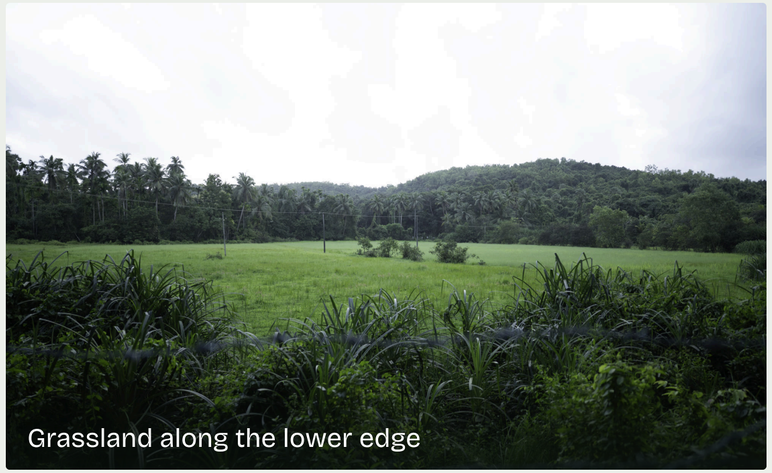
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More than 70 metres of fall

The land rises from 9 m above sea level at its lowest point to 86 m at its highest, giving views, natural drainage and room for level platforms.



On the ground


Grassland along the lower edge

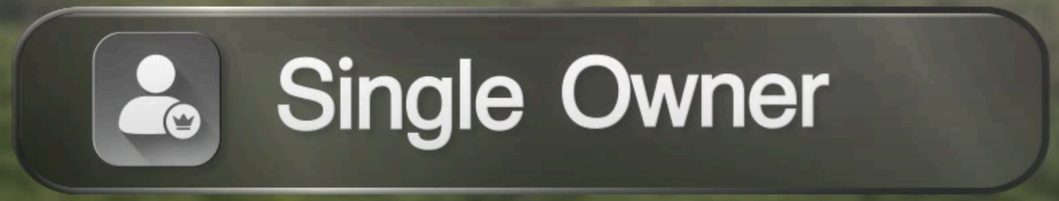

Open meadow in the valley


MRPL refinery on the horizon


Fence line across the cleared platform


Seasonal stream


The valley and the hills beyond



Single owner. Single window. Single negotiation. Single transaction.

We hold the whole parcel, so a buyer deals with one party for all 170+ acres.

Three possibilities

The land lends itself to more than one future. Here are three directions a buyer could take, each a starting point rather than a fixed plan.



Possibility 1

Process industry and energy



Possibility 2

Logistics and manufacturing



Possibility 3

Institutional campus

Possibility 1

Process industry and energy

Close to the refinery and the port, the site suits plants that process chemicals and fuels, with room for tank farms, utilities and buffers behind the tree line.

- Specialty chemical and petrochemical processing
- Green hydrogen
- Renewable energy
- Biofuel production



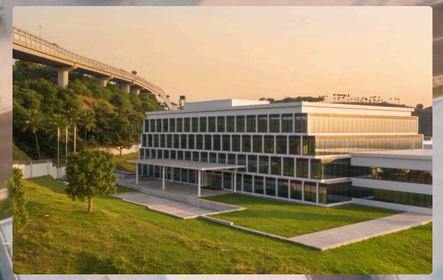


Possibility 2

Logistics and manufacturing

Warehouses, container yards and factory sheds on graded platforms, thirty minutes from the port and close to the coastal highway.

- Port-linked logistics
- Bonded warehousing
- Data-centre infrastructure
- Electronics
- EV and battery manufacturing
- Pharmaceutical production
- Marine and agri-export processing





Possibility 3

Institutional campus

A knowledge campus that climbs the hill on terraces, with academic and research buildings above and residences and sports grounds in the valley.

Academic and skills | Research and innovation | Convention | Residences | Sports and wellbeing





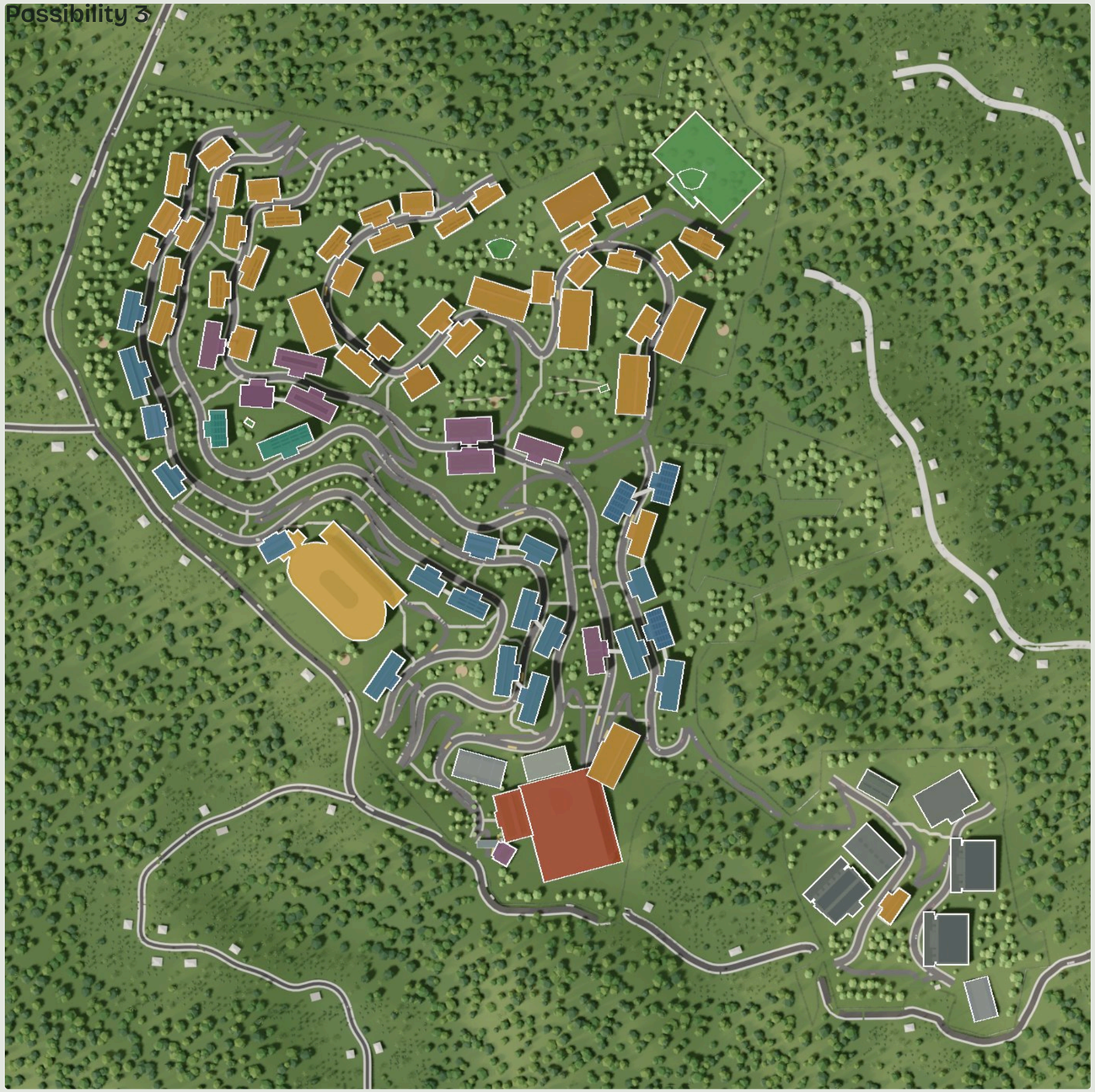
From plain land to campus



The land today



With the campus



The campus from above

The campus possibility from above: 77 buildings on terraces, coloured by zone.

- Signature building
- Academic and skills
- Research and innovation
- Arrival and convention
- Knowledge commons and wellbeing
- Campus life and residences
- Energy, data and logistics
- Landscape and sport



Talk to us about Yekkar

For the survey, site visits and terms of sale, write to RMSPL at

rmspl.2026@gmail.com

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Possibilities shown are indicative only, not approved plans.