

Management Development Centre (MDC), BMA

Overview

The **Management Development Centre (MDC)** is a dream project of the **Bangalore Management Association (BMA)**. It represents a significant milestone in BMA's journey, covering phases such as land allotment, re-allotment, financial arrangements, construction, and operationalization of facilities at Electronic City.

Through the dedicated efforts of successive Managing Committees, BMA successfully obtained land from **KEONICS**, secured a **loan from Bank of India**, constructed the **basement and a portion of the ground floor**, and facilitated the establishment of a **Bank of India branch office** at the premises. This initiative helped BMA clear its loans and generate a **sustainable monthly income**.

Some of the Mile Stones of MDC are here under:

Year	Milestone
➤ 2005–07	: 20,000 sq. ft. of land allotted by KEONICS.
➤ 2009–10	: Foundation stone for the MDC building laid by the then Governor of Karnataka .
➤ 2011–12	: KEONICS canceled the initial land allotment; re-allotment obtained on 24th December 2011 .
➤ 2015–16	: Sale deed obtained from KEONICS ; construction entrusted to KRIDL ; loan of ₹1.5 crores obtained from Bank of India for MDC building.
➤ 2016–17	: Bank of India branch established at MDC premises; additional loan of ₹92 lakhs obtained.
➤ 2018–19	: Basement offered to KEONICS for setting up a startup hub, with a rent of ₹65,000 per month and a security deposit of ₹6,00,000.
➤ 2022–23	: BMA decided to establish MDC as a separate body ; necessary constitutional amendments were approved at the AGM held on 2nd August 2022 .

Recent Developments

MDC is pleased to inform BMA members that the **entire borrowing of ₹2.42 crores** has been **fully repaid as of August 2025**.

With the introduction of a rental discount scheme, **MDC now earns a regular monthly income of ₹1.82 lakhs**.

In **August 2024**, **ELCITA** recommended **Tata Power Green Project** for establishing an **EV Charging Hub**—the first of its kind in South India—at the MDC premises.

After completing all formalities, the **agreement was signed on 16th January 2025**.

- **Monthly Rent:** ₹1,00,000 (with an escalation every 3 years)
- **Civil Work Investment:** ₹40–45 lakhs (by Tata Power)
- **BMA's Contribution:** Up to ₹12 lakhs (recoverable in 24 monthly installments at 50% of rent as per Clause 7H of the agreement)

Project execution was delayed due to procedural issues such as approval from **ELCITA**, **updating building plans**, **obtaining E-Khata**, **payment of property taxes**, and **civil work clearances**.

Tata Power is now expected to **commence operations by November 2025**, which will generate an **additional ₹1,00,000 per month**, in addition to Bank of India's rental income of **₹1.82 lakhs**.

Property Taxes

To facilitate the E-Khata and obtain necessary permissions for Tata Power's project, MDC paid **₹6,00,000** towards **property tax for 2024–25**.

- Out of this, **BMA contributed ₹2,00,000**, and **MDC contributed ₹4,00,000** from the Tata Power security deposit.
- Additionally, **₹8,31,352** was paid to clear previous dues to **ELCITA**.

MDC Account

In line with BMA Bye-Laws, MDC has opened a **separate account** at **Bank of India**.

This account is maintained as part of **combined annual accounts** under the **same PAN and GST number of BMA**.

Future Plans

With a projected **rental income of approximately ₹3 lakhs per month**, the MDC Board plans to **seek a fresh loan of ₹3–5 crores for the construction of the remaining floors (Ground, First, and Second Floors)** and to establish a **comprehensive Training and Development Centre** at the Electronic City Hub.