

BJP government has given away precious land worth Rs 144.504 crore to a private company S E Transstadia at a throw away price flouting all government norms.

Gujarat BJP Government's Cabinet flouted recommendations of Revenue and Finance Department to favour the private company set up just two years ago.

Government land is given to the highest bidder after inviting bids from interested persons. However, in this case, government had MOU in Vibrant Gujarat with the company on the conditions favouring the company and gave consent for land to the company measuring 37,388 Sq Mts in a highly developed and posh area.

As per the norm, the value of the land is decided by the Valuation Committee and it also decides lease rent. Accordingly, the Valuation Committee decided the rate of Rs 38,650 per Sq mt and consequently the plot of 37,388 Sq Mts was valued at Rs 144.504 Crore.

To give this land on lease the government should have fixed rent of Rs 21.67 crore on the basis of 15 per cent of the market price. This is clear from the notes of the Finance and Revenue Department.

Going against the recommendations of its own departments, BJP govt has indulged into great corruption by fixing a rent of Rs 1 per Sq Ft and giving land on a lease of 35 years on rent of Rs 4.02 lakh instead of annual rent of Rs 21.67 Crore.

Note for consideration by Cabinet

Sub: To provide 37,388 Sq Mt of land to S E Transstadia Private Ltd, Mumbai for setting up a massive multipurpose sports stadium and recreation complex in Ahmedabad as part of Memorandum of Understanding (MOU) of 2009.

Note :-

In 2009 Gujarat Govt, Tourism Corporation of Gujarat and S E Transstadia Private Ltd, Mumbai signed an MOU for setting up a massive multipurpose sports stadium and recreation complex on the land of the Abad Dairy in the Kankaria area of Ahmedabad. The Executive Committee of the Gandhinagar Infrastructure Development Board (GIDB) had detailed discussions about the project and its concessions agreements in its meetings from No 51 to No 55 held on 11/2/2009, 30/12/2009 and 27/04/2010.

Opinion of Revenue Department and Financial Advisor

Following conditions were mentioned for land allotment

(A) There is provision of rent of 15 percent of market price of the land and it will be revised after review every five years.

In this case, valuation committee in its meeting on 6/7/2010 fixed rate of Rs 38,650 per Sq Mt. Accordingly the cost of 37,388 Sq Mt of land works out to be Rs 1,44,50,46,200. Annual rent of this land on the basis of 15 percent of the price works out to be Rs 21,67,56,930/-

(B) There can't be any change in the purpose of allotment or transfer of the land

(C) Use of the land should start within two years

(D) Land should be used for the purpose it is allotted

(E) Without prior permission of Collector the land can't be sold, leased or transferred

(F) The land will be regulated by conditions.

About allotting 4,02,294.88 Sq Ft of land of Ahmedabad city to S E Transstadia Private Ltd, Mumbai for setting up multipurpose sports stadium and recreation complex.

Gujarat Government
Industries and Mines Department
Resolution No MOU-10-2010- 4244-S
Secretariat Gandhinagar
Dt 18-3-2011

Read:

- 1) Letter of Gujarat Infrastructure Board Gandhinagar GIDB-55-EC-SEC-2010-814 of Dt. 26-4-2010
- 2) Letter of Gujarat Infrastructure Board Gandhinagar GIDB-55-EC-SEC-2010-827 of Dt. 11-5-2010
- 3) Confidential letter of General Administration Department MBP-10-2011(10)-KU of Dt. 24-2-2011

Resolution

After detailed considerations 37388 Sq Mt land (4,02,294,88 Sq Ft) of Rajpur-Hirpur of City Taluka of Ahmedabad TP-2 Final Plot 178, 179, 180 and 181 is given at the rate of Rs 1 for one Sq Ft means it is given at the annual lease rent of Rs 4,02,294.88 for 35 years. It has also been decided to increase the rent by 10 per cent every three year.