

Ayodhya is UP's new real estate boom town as Ram Mandir brings investors, land prices soar

Ayodhya is riding the wave of a real estate boom. Land prices have soared, land deals have multiplied, hotels, guest houses & infrastructure facilities are being built at breakneck speed.



The walls of a flyover in Ayodhya, with paintings depicting scenes from Ram's life | Moushumi Das Gupta | ThePrint

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Ayodhya: Over the weekend, when he reviewed the development plan for Ayodhya, Prime Minister Narendra Modi said the temple town should manifest “the finest of our traditions and the best of our development”.

A PMO **statement** said Ayodhya's development is being envisaged as a spiritual centre, global tourism hub and a sustainable smart city.

Early signs of that change are already visible on the ground.

A little over a year-and-a-half after the November 2019 Supreme Court **verdict** that cleared the way for the construction of the Ram Mandir, a once-sleepy little town in India's most populous state has begun to ride the wave of a real estate boom.

Land prices have soared, land deals have multiplied, hotels, guest houses and infrastructure facilities are either being built or planned at breakneck speed – all under the influence of the Modi government's big infrastructure push to develop Ayodhya into a “world famous pilgrimage site”.

It has even triggered **controversy**, with irregularities being alleged in high-denomination land sales to the Ram Janmabhoomi Trust which is entrusted with the task of building a grand Ram temple.

Tourist footfall to the temple town too has already gone up in the past one-and-a-half years, especially on days of religious significance such as Ram Navami.

Despite **restrictions** on the entry of tourists and pilgrims into the town during lockdowns imposed in the wake of the first and second Covid waves in the country, whenever visitors have been allowed in, the temple town has drawn a staggering crowd of worshippers, say those in the administration.

Meanwhile, state efforts to turn Ayodhya into a Vedic City — a town with a traditional soul and modern facilities — are on.

Visitors entering the town via National Highway 28 today are greeted by rows of palm trees that have been recently planted along the road as part of a beautification drive. Further inside the town, roads are getting upgraded, the river front redeveloped.

A new international airport is coming up, the railway station too has been renovated, there is a new bus terminus, and a dozen new guest houses have sprung up across the district in the last one year and a half.

All this hectic progress has brought in a never-seen-before real estate boom to this temple town.

Property prices within a 10-km radius of the Ram temple would once go up by five to seven per cent annually, but it has seen a hike of nearly four to six times since the November 2019 SC **verdict**, said property dealers and local residents.

Along with spiralling property prices, land transactions (property registrations) have also increased by over 200 per cent between 2017-18 and 2020-21, reveal figures provided by Ayodhya district's stamp and registration department.

According to figures shared by the stamp and registration department, while a total of 5,962 land transactions got registered in the district in 2017-18, the number went up to 15,084 in 2018-19. In 2019-20, a total of 16,285 land transactions were registered in the district, which again went up to 19,818 in the 2020-21 fiscal.

Senior stamp and registration officials said the department earned Rs 112.35 crore as revenue from land registrations in 2018-19, which went up to Rs 125.51 crore in 2019-20, and Rs 151.68 crore in 2020-21.