

LAND GRAB ISSUES IN GUJARAT

Case study of Surat Coastline area



SHARE OF GUJARAT IN NATIONAL PRODUCTION

#	Sector/Industry	%
1	Engineering	
	Power Driven Pumps and Monoblock Pumps	74%
	Air & Gas Compressors	70%
	Steel Casting	57%
	Forgings	12%
	CI Casting	10%
2	Chemical Products	
	Soda Ash	94%
	Liquid Chlorine	70%
	Paints & Enamels	20%
	Caustic Soda	17%
	Sulphuric Acid	16%
3	Petrochemical Products	
	Caprolactum	55%

	Sector/Industry	%
4	Plastic Products	
	Laminated/Decorative sheets	14%
	Drugs and Pharmaceuticals	45%
5	Dyes	
	Azo Dyes	20%
	Reactive Dyes	17%
6	Fertilizers	
	Phosphatic Fertilizers	66%
	Nitrogenous Fertilizers	29%
7	Mineral Based Industries	
	Cement	10%
8	Food Products	
	Baby food and Instant Milk Powder	43%

In absence of clear policy, 40 districts roiled in land stir

Subodh Varma
TIMES INSIGHT GROUP

n the past three years, protests by farmers against land acquisition have rolled over 40 districts spread over 17 states. Nearly 10 crore people reside in these troubled districts. What is at stake is nearly 4 lakh acres of land, most of it fertile and under cultivation. In all these hotspots, farmers have taken to the streets, or fields, in large numbers, often clashing with the police. Dozens have lost their lives and hundreds injured, as shown recently in Bhatta Parsaul in Greater Noida. In many places protests are stalled or inching ahead under heavy army guard. Clearly, there is a resistance to the takeover between the government, and the companies that want land on the one hand, and the land-owning farmers on the other. And, there is no end in sight.

In several states, gigantic plans have been drawn up to acquire more land, although current protests have slowed things a bit. In Andhra Pradesh for instance, 12 lakh acres of land is proposed to be acquired according to reports. Neighboring Karnataka too reportedly has plans of acquiring 2 lakh acres in the coming years. Goa and Jharkhand, two mining giants, have respectively signed 49 and 60 MoUs with mining companies and an unspecified amount of land acquisition is obviously on the cards.

Till three years ago, the main thrust of land acquisition was for setting up SEZs and some mining hubs. In 2008, 92,000 acres was mired in protests and disputes, affecting over 5 lakh people. An estimated Rs 24 lakh crore worth of projects were affected, mainly in steel, aluminium, power and mining. However, the recession in global economy also widespread outrage at the heavy-handed attempts to acquire land at paltry prices led to a slowdown. Many cases of de-notification of SEZ lands are now turning up as companies fail to find buyers.

In the current round, infrastructure ap-

dominate land acquisition moves in Andhra Pradesh, Maharashtra, Haryana, Chhattisgarh, Himachal Pradesh and Arunachal Pradesh (with downstream protests in Assam). Expressways and freight corridors are the cause of land protests in UP. In Orissa and Jharkhand land is being demanded for industrial parks. In most states, but especially close to metropolitan hubs like Delhi, land acquisition for whatever purpose includes lucrative residential zones, as recently seen in Greater Noida.

Why can't this incendiary situation be

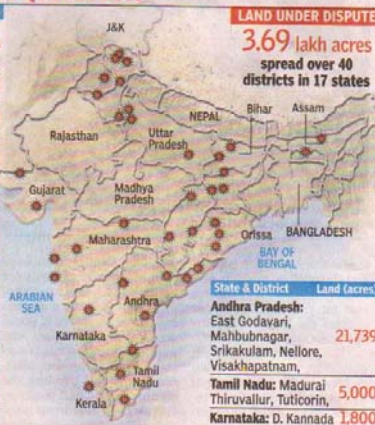
bilitation and resettlement policy. The package proposed only 30% of land would be acquired by the government while the balance would have to be negotiated by buyers directly with the farmers. It was suggested farmers should be given the option of getting 20% of the compensation in the form of debentures in the company.

Meanwhile several new 'models' of sweetening the deal for angry farmers have emerged. The Supreme Court, which has been petitioned in several cases, suggested that gram sabhas should be involved falling

BIG FIGHT FOR ACQUISITION

State & District	Land (acres)
Uttar Pradesh: Agra, Aligarh, Chandoli, GB Nagar,	1,76,336
Madharashtra: Nagpur, Raigad, Ratnagiri, Pune	45,600
Chhattisgarh: Bastar, Janjir-champa	42,063
Orissa: Jagatsinghpur, Jajpur, Kalahandi, Ganjam	41,800
Jharkhand: Khunti, Gumla, Hazaribagh	21,000
Gujarat: Bhavnagar, Kachch	6,529
Himachal Pradesh: Kullu, Kinnaur, Sirmaur, Chamba	2,817
Bihar: Aurangabad, Muzaffarpur	1,744
Haryana: Fatehabad	1,500
Punjab: Mohali	770
Chandigarh	167
Meghalaya: East Khasi	111
Kerala: Kochi	100

LAND UNDER DISPUTE
3.69 lakh acres
spread over 40
districts in 17 states



State & District	Land (acres)
Andhra Pradesh:	
East Godavari,	
Mahbubnagar,	21,739
Srikakulam, Nellore,	
Visakhapatnam,	
Tamil Nadu: Madurai	5,000
Thiruvallur, Tuticorin,	
Karnataka: D. Kannada	1,800

resolved? In 2007, the Centre attempted to replace the obsolete land acquisition law, which allows the government to acquire land for "public purpose" at cheaper rates and which was the cause of much anger among duped farmers who would see their land being further sold by the government at 8 to 10 times the price. But the new law never got through Rajya Sabha. In 2008, President Pratibha Patil in her address to the new Lok Sabha announced that it

which no land should be acquired. The Haryana government announced a new deal in which higher compensation rates, a minimum floor rate, a 33-year inflation linked royalty, and a job were offered. In West Bengal, after the bitter experience of Singur and Nandigram, the erstwhile Left Front government had offered a new deal for Sunderbans farmers which included compensation for both registered and unregistered sharecroppers. In addition, work for 340 days un-

**All this is because
of Land Grab
under
“Development”**

Tata, Arvind tie up for ₹2K crore township

Will Develop Housing And Commercial Units At Santej

[illegible]

Dholera SIR up for sale soon

Rajiv Shah | TNA

Gandhinagar: In a move which will spur further growth in the Ahmedabad region, 548 square kilometre of prime land of Dholera Special Investment Region (SIR) is being put up for sale. Ahmedabad already has two other planned SIRs — Viramgam (Sanand) and Changodar — in the vicinity. Adding Dholera would turn the entire belt extending from the west to the south-west of the city an intense industrial zone.

A high-level committee has finalised a pricing policy which would help mop up enough funds to develop infrastructure in Dholera. Informed sources have told TOI that, under the new pricing policy, on an average, land would be available for Rs 310 per square metre up to December 2011; for Rs 460 per square metre between January 2012 and December 2012; and for Rs 605 per square metre between January 2013 and December 2013.

The committee headed by additional



chief secretary, finance, MM Shrivastav, has cleared the proposal which has now gone to the chief minister's office for a final nod.

Those who buy the land under the coastal regulation zone, requiring Central environmental clearance, will have to pay 60 per cent extra. The pricing is based on government evaluation of the current land price in 22 villages falling in the SIR, plus the development charges for building infrastructure.

significantly, no non-agricultural permission will be needed for buying land which will be available via the town planning route. In all, six town planning schemes will be put up in the SIR. An estimated Rs 49,044 crore will be needed for developing infrastructure in the SIR. Of this, half of the work, valued at Rs 24,561 crore, would be on public-private partnership while the rest will be taken up by Dholera SIR Development Authority, which will collect the money by selling the land. The state government would not need to spend anything from its budget.

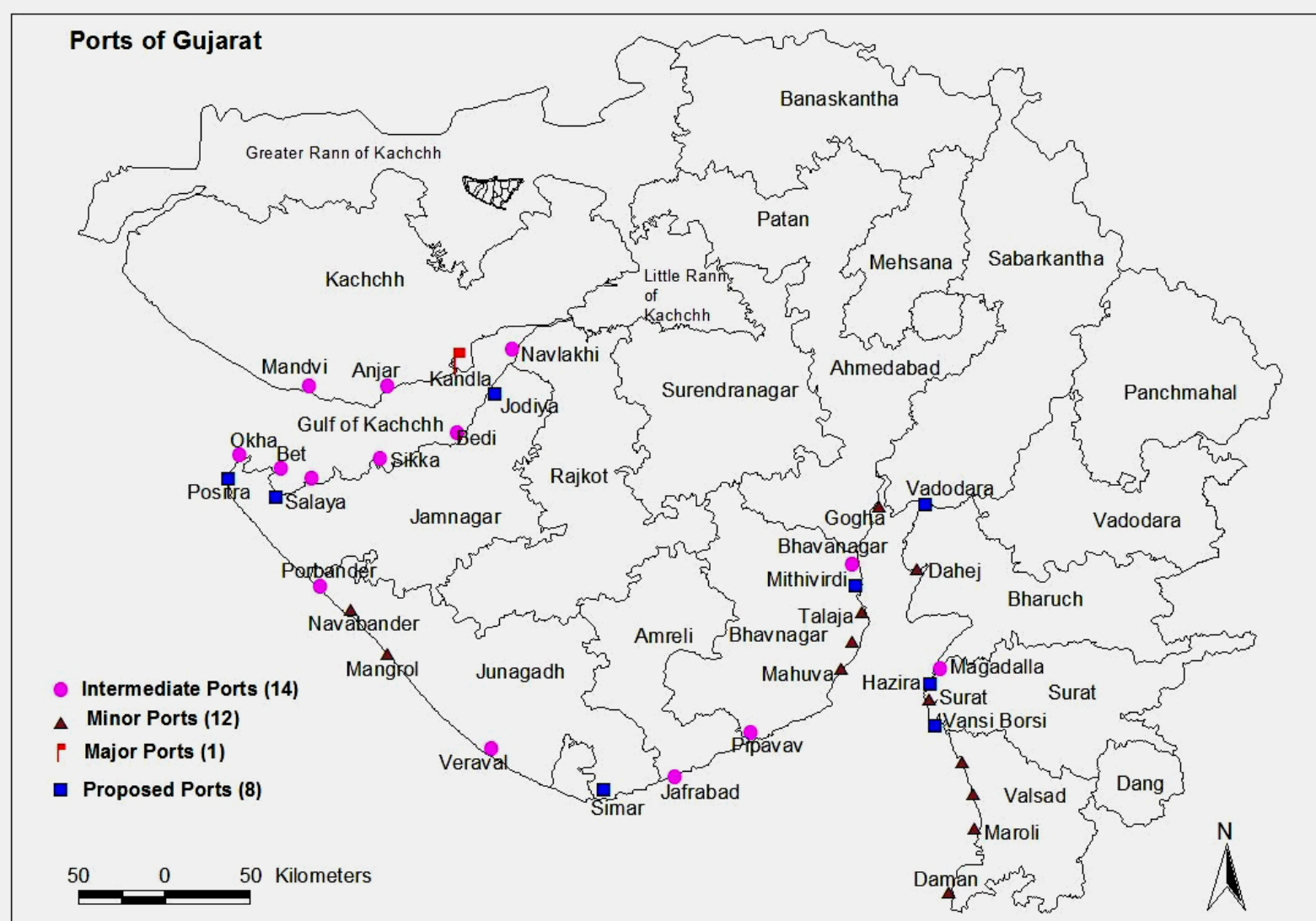
Vibrant Gujarat scores for Modi: Over Rs15L crore committed for investment

PTI Jan 12, 2011, 06.08pm IST

GANDHINAGAR: The Gujarat government today said it has got investment commitments totalling nearly Rs 15 lakh crore on the first day of industrial 'mela' Vibrant Gujarat reflecting the state's pristine position as a corporate destination. With the likes of Anil Ambani-led Reliance Group and Ahmedabad-based Adani Group announcing mega investments, the state government said it signed a total of 2,766 commercial MoUs with business houses and companies today.

"The Gujarat government has signed 2,766 commercial MoUs with business houses and companies today totalling an investment of about Rs 15 lakh crore," Gujarat Principal Secretary for Industries and Mines M Sahu told reporters here.

COASTAL AREAS OF GUJARAT



Coastal districts: 12; Ports: 23; SEZ : 51



*Indicative list
Source: Industries Commissionerate, Government of Gujarat: 2007

Mundra port: 2008 hq mangrove forest land for Mundra SEZ. Nonforest land given to FD is unproductive.
More 1576 hq applied for future, files stopped

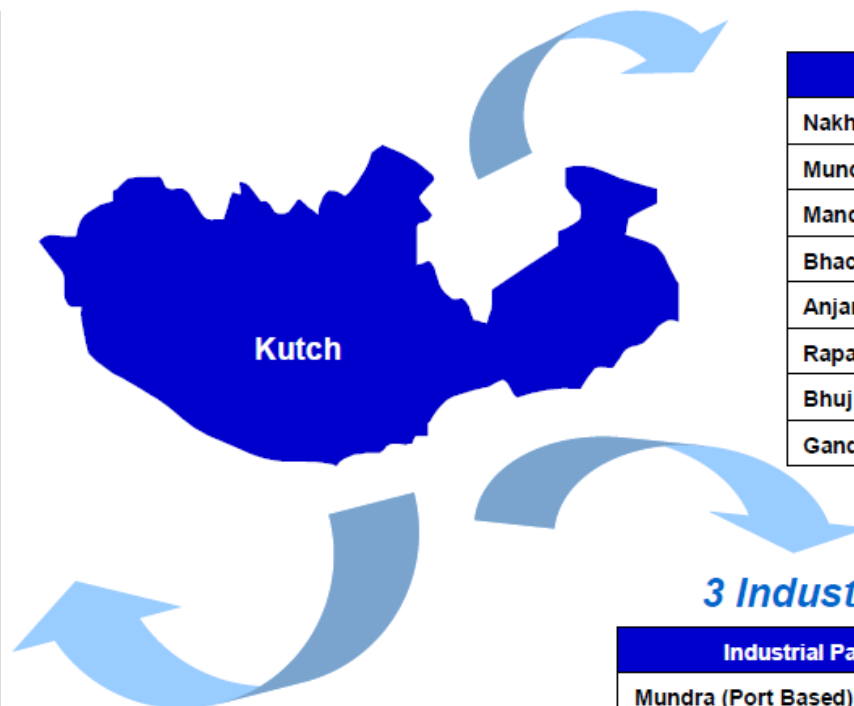
Industrial Locations and Infrastructure

12 Special Economic Zones (SEZ)

Special Economic Zones
Kandla SEZ
MP SEZ Mundra
Adani Power SEZ Tundra
Welspun SEZ Anjar
Mundra SEZ
Gujarat Industrial Dev. Corp.
Kandla Port Trust SEZ
Asia Pacific Corp. Ltd
Ruchi Flat Steel SEZ
Indian Infrastructure Corp. Ltd.
Welspun Anjar SEZ Ltd.
LMJ Warehousing Pvt. Ltd

13 Industrial Estates

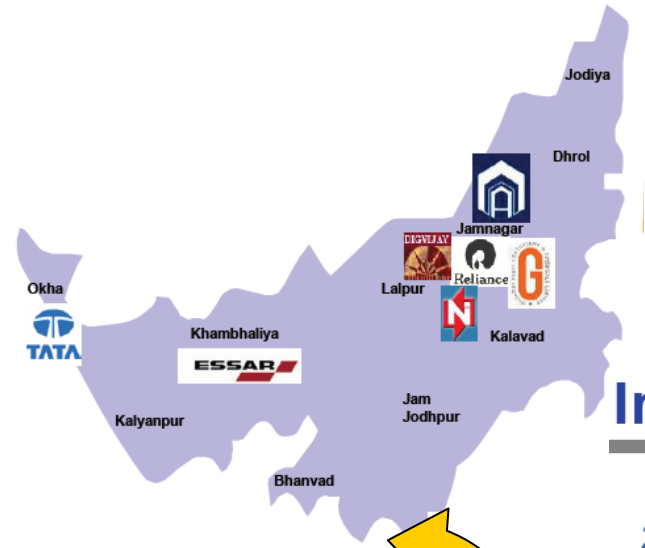
Industrial Estates
Nakhatrana (1)
Mundra (2)
Mandvi (1)
Bhachau (1)
Anjar (1)
Rapar (1)
Bhuj (3)
Gandhidham (3)



3 Industrial Parks

Industrial Parks / Developers
Mundra (Port Based)
Industrial Estate, Township & Warehousing, Gandhidham
Samakhiali

Major Industries Jamnagar

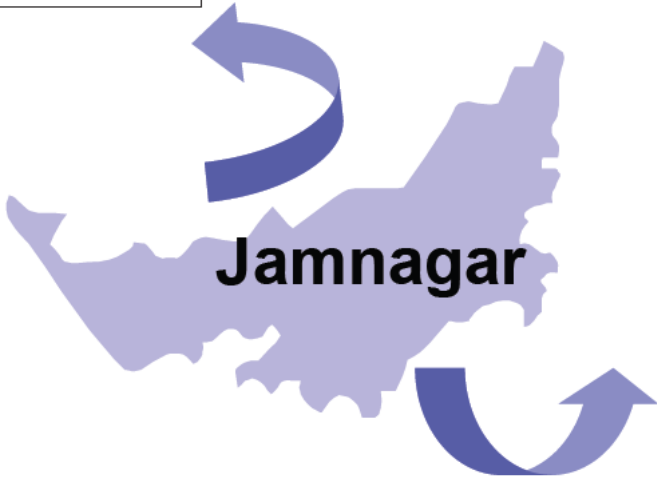


Industrial Locations/Infrastructure

2 Special Economic Zones

Special Economic Zone
Reliance SEZ
ESSAR Jamnagar SEZ

- Tata Chemicals Ltd.
- Essar Oil Ltd.
- Reliance Industries Ltd.
- Gujarat State Fertilizer Chemicals
- Digvijay Cement Co. Ltd.
- Nova International
- Ashapura Minechem Ltd.



9 GIDC Industrial Estates

Industrial Estates
Bhatia (RIDC)
Dhrol (RIDC)
Bhanvad
Jam-Khambhaliya
Arambhada
Jamnagar - 1
Jamnagar - 2
Jamnagar - 1
Jamnagar - 3 (Expansion area)

Map 4: Major Industry Players in Surat District *

SURAT

Industrial Locations/Infrastructure

5 Special Economic Zones

Special Economic Zones
SURSEZ
Surat Apparel SEZ
Gems & Jewelry SEZ
Essar Hazira SEZ
Essar Power SEZ

4 Industrial Parks

Industrial Parks / Developers
M/s Gujarat Eco Textile Park Ltd. Surat.
M/S Fairdeal Textile Park Ltd, Surat
M/s Shri Laxminarayan Industrial Cooperative Service Ltd, Surat
M/S Surat Super Yarn Park Ltd. Surat

16 Industrial Estates

Industrial Estates
Valod
Khatodara
Bardoli
Gaviyar-Meghdalla
Olpad
Hazira(GSPCL)
Katargam
Ichhapor Bhatpor (IOC)
Apparel park
Hazira
Doshwada
Pandesara
Hazira (Reliance)
Sachin
Ichhapor Bhatpor
Sachin (DGDCL)

Essar Power & Steel
Indian Oil Corp. Ltd.
KRIBHCO
Larsen & Tubro
NTPC
ONGC
Reliance Industries
HPCL
Indo Burma Petroleum Ltd.
Garden Vareli
Gujarat Hira House
Cairn Energy
British Gas
ABG Shipyard
Ambuja Cement
Welspun

Surat

4. Tena Creek

5. Coz way

3. Magadalla Port

1. Hazira

7. Mudflat

2. Sachin SEZ

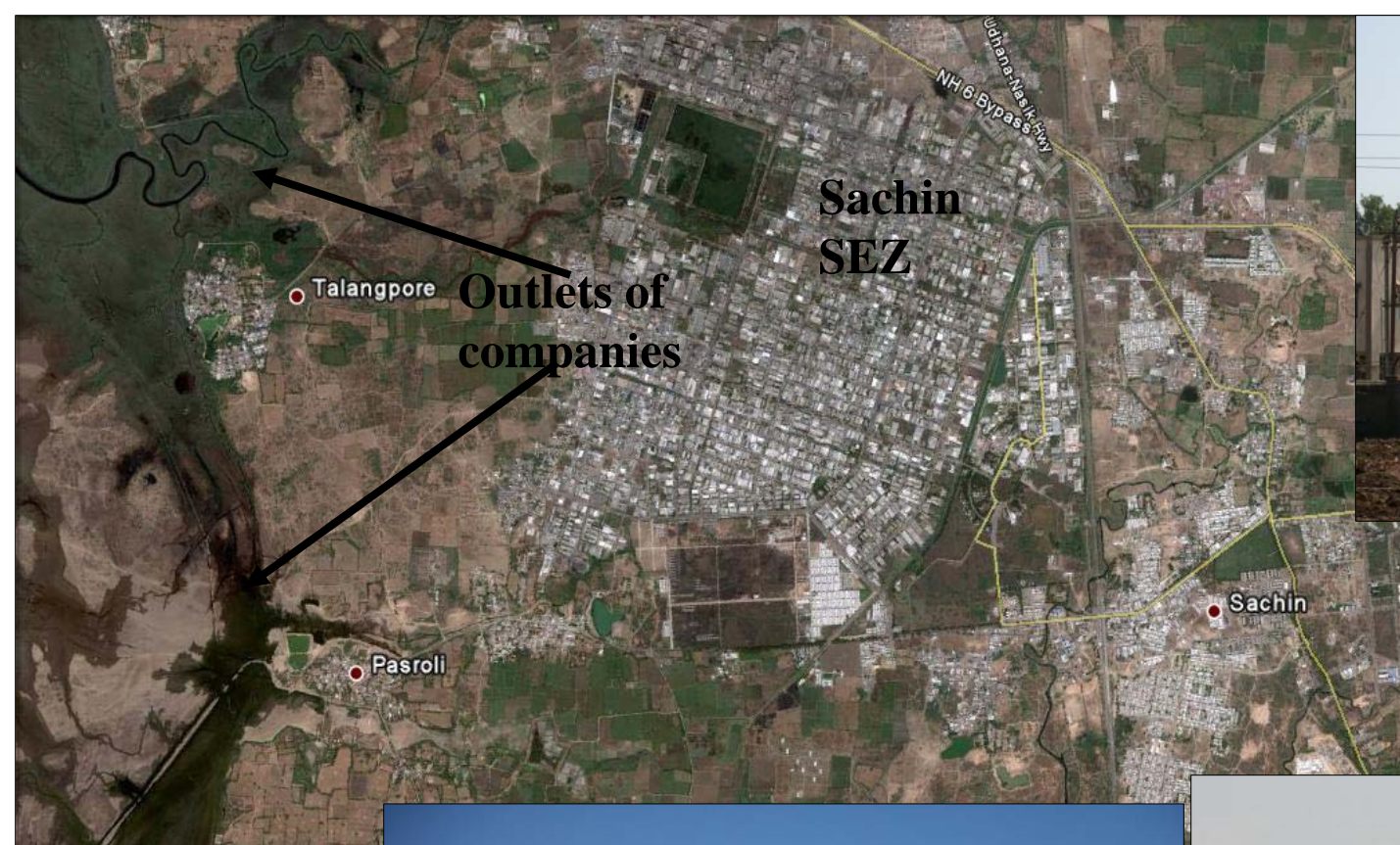
6. Tapi Estuary





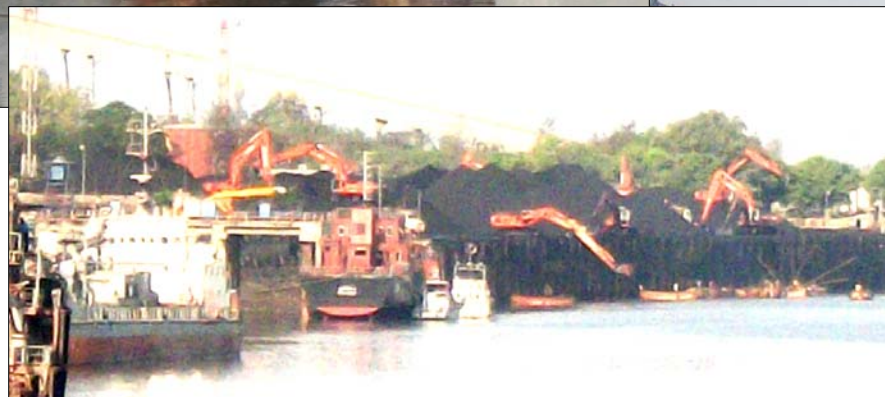
80 hq forest land (20 hq on paper) grabbed by Essar Hazira (Survey no. 434-A/1/1). Nonforest land given to FD at Porbandar coast





Land grab by all the way
Industry exp by land
purchase
People forced to sell
non/less productive fields
due to air, water & soil
pollution







**Industry on small wasteland area develops
bigger wasteland areas**



**Untreated effluents in Creeks; No Agri., No pasture in Tena,
Badbodan. Over grazing in Mangrove pln.**

**Threatened Livelihoods- Fishing, Agri., animal husbandry
No Sea turtle reported in last 4 yrs on Surat Coast**



Wier Cum Coz way to preserve fresh water in Tapi



Estuary area decrease due to Land fill, soil erosion (poor agri. due to polluted soil in fields)

Increase in floods due to Estuary area decrease & Coz way

- **More & more ports, jetties, industries are coming in the area**
- **Land grab in surrounding villages are on the increase**
- **CRZ is noticeable by its absence**

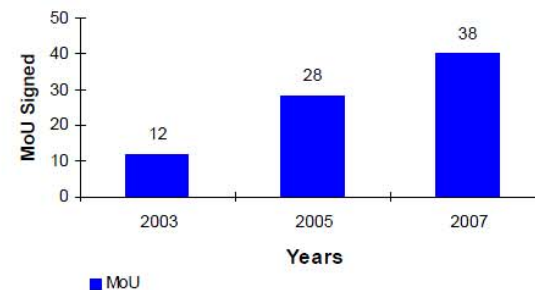
Vibrant Gujarat Global Investors Summit 2011

MoUs approved by SG with 2766 companies for Rs 17L Crore in Gujarat
Port & Port based ind.- 97 companies ; SEZ- 18 companies

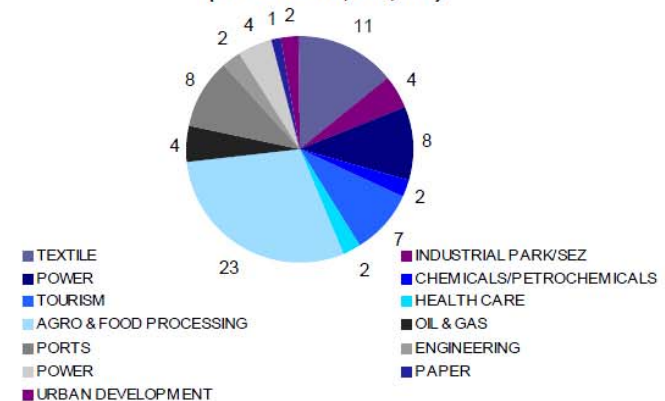
Surat in VGGIS

- A total of 78 MoUs amounting to INR 84,421 crore (USD 20 billion) of investments were signed for locations in Surat during Vibrant Gujarat :Global Investors Summit (VGGIS) hosted in the year 2003, 05 and 07
- The sectors such as agro, ports, power, textiles, engineering and oil & gas attracted major investments
- With an investment of INR 3,187 crore (USD 759 million), Gujarat State Electricity Corporation Ltd signed two MoUs in 2007 Summit for establishing 360 MW gas based power project at Utran and 500 MW coal based power project in Ukai regions
- In addition, **38 MoUs were signed and 2 announcements** were made during VGGIS 2007, involving an investment of INR 31,349 crore (USD 7.46 billion)
- During last three summits, 23 MoUs were signed in agro sector followed by engineering and power with 8 MoUs in each sector respectively

**Fig. 9 : Number of MoU Signed
(VGGIS 03, 05, 07)**



**Fig. 10 : Sector wise MoUs Signed
(VGGIS 03, 05, 07)**



2 cases from Main land Gujarat

1. Sabarmati River Front project- Rs 700Crore

- River bank & bed land, removed people, agitation going on
- Govt. property to be leased to raise funds (E TV Guj)

2. Special Investment Region (Dholera SIR Dev Authority)

- Investment of Rs 49,044 crore to dev. SIR
- Viramgam, Sanand, Changodar, Bavlia, Nalsarovar, Dholka, Bagodara, Fedra, Vatman, Dhandhuka, Dholera
- **Land status is in question**
- SIR after Tata Nano, now Maruti Suzuki, many in que

Reference

- **Field survey**
- **Map**
- **Acts & Policy: Coastal Reg Zone, Island CRZ, BD conservation Act, Land Acquisition Act**
- **Vibrant Gujarat, Forest Clearance Cell, GSBB, Guj maritime Board, GFD, Surat Nature Club**
- **Newspaper clippings**