

Mr. Arjun Modhvadia ex president of GPCC alleged with documentary proof that the corrupt BJP government is favouring Arcelor Mittal Nippon Steel by valuing 24 Lakh 77 thousand square metre land at throw away prices after setting aside all rules and regulations instead of removing encroachment and regulating pollution done by Arcelor Mittal Nippon Steel Company located at Hazira – Surat.

While addressing the press conference Shri Arjunbhai Modhvadia mentioned that the BJP Government which jails and traps a common citizen is trapped under the land grabbing act for encroachment of even 200 – 300 yards while encroachment of lakhs of square metres against all rules and against recommendations of District Level Valuation committee chaired by Collector is being regularized at a jet speed thereby perpetrating a scam which will benefit AMNS by Rs. 9861 Crores.

1. Earlier AMNS was given advanced possession of 72.48 Hectares land by state government at an adhoc price of Rs. 700 per square metre with a condition to pay market value of land which would be decided later. AMNS had paid Rs. 127 Crores on adhoc basis by calculating 2.5 times of the adhoc valuation.

However the said 72.48 Hectare lands were valued at Rs. 16520 per square metres by the district level valuation committee chaired by Collector.

In spite of which AMNS has not yet paid the difference in valuation amount. Therefore interest and as per new rules of the Government prices prevalent in 2021 need to be paid. However state government wants to unlawfully set aside the recommendations of the District Level Valuation Committee and allow Rs. 1000 per square metre instead of Rs. 16520 and after adjusting the earlier paid Rs. 700/square metres is seeking payment of balance Rs. 300 at 2.5 times and cause to pay a difference thereby of Rs. 54 crores thus causing total payment of Rs. 127 Crore + Rs. 54 Crore. = Rs 181 Crore.

Now if money is to be paid as per valuation committee with interest then $\text{Rs. } 16520 \times 724800 \times 2.5 = \text{Rs. } 2993.40 \text{ Crores}$ was to paid in the year 2014. If money paid at the time of advance possession is subtracted then $\text{Rs. } 2993.40 \text{ Crores} - \text{Rs. } 181 \text{ Crores} = \text{Rs. } 2812.43 \text{ Crores}$ were payable in 2014. However interest till 2021 $\text{Rs. } 2812.43 \text{ Crores} \times 7 \times 12/100 = \text{Rs. } 2362.44$ is payable as interest till date.

Therefore total $2812.43 + 2364.44 = \text{Rs. } 5174.87$ is payable on this account.

However State Government is only seeking payment of Rs. 181 crores which will lead to direct benefit of $\text{Rs. } 5174.87 - 181 \text{ Crores} = \text{Rs } 4993.80 \text{ crores}$ to AMNS.

Area (sq mtr)	Valuation per sq. Mtr (Adhoc in Rs.)	2008 Total amount in Rs.	Valuation per sq. mt 2014 (Rs.)	Total amount in Crores as per 2014	7 years (2021) interest at 12% in Rs. Crores	Total Amount In Crores	Difference in Rs. Crores.
724800	1000	181	16520	2993.4	2362.4	5174.87	4993.8

AMNS benefits directly by Rs. 4993.80 Crores.

2. Earlier 22.47 Hectare land was allotted by Government on new tenure to small cooperative societies. The said lands were repatriated back to Government due to breach of conditions. AMNS has encroached upon these lands by doing various constructions. AMNS has entered into an arrangement with the cooperatives and has sought transfer of lands from Government without taking into account the encroachment.

Actually even these lands would be valued at 2014 rates at Rs. 16520 per square metre. If growth at 12% per annum is calculated till 2020 $\text{Rs. } 16520 + \text{Rs. } 13877 = \text{Rs. } 30397/\text{Square metre}$ would be the price.

Since company has already encroached on it, 2.5 times of market value needs to be paid according to which $\text{Rs. } 30397 \times 2.5 = \text{Rs. } 75,992.50 / \text{Sq Mtr}$ is the rate at which AMNS needs to pay. However AMNS wishes to obtain the said lands at only $\text{Rs. } 8471 \times 224700 = \text{Rs. } 190.34$ Crores as per which proposals have been called for.

AMNS needs to pay total of $2,24,700 \times \text{Rs. } 75,992.50 = \text{Rs. } 1707.55$ Crores payment for which has been denied by AMNS.

3. Moreover AMNS has made new applications of a total of 152.80 Hectares which include two applications of 72.64 and 80.16 Hectares. Prawn Farms were located in some of these lands, upon initiation of procedure to allot these lands after destroying the Prawn Farms – the prawn farm owners have obtained a Stay from High Court. Procedure to allot this land after vacating the stay is ongoing according to which State Government has done a fresh Valuation of Rs. 8471 per square metre. In fact nearby lands were valued by District Level Valuation Committee in the year 2014 at Rs. 16,520 in which if 12% growth every year is calculated according to which $\text{Rs. } 16520 + (\text{Rs. } 17520 \times 12 \times 7/100) \text{ Rs. } 13877 = \text{Rs. } 30397/\text{Square Metre}$ needs to be taken.

Area Sq Mtr	Valuation per Sq Mtr year 2020	Total Amount as per 2020 valuation (A)	Valuation as per 2014 Rs.	Total value in Rs. Crores (B)	Loss to the Government due to valuation in 2014 and 2020 (B-A)
1528000	8471	1294	30397	4644.66	3350.66 Cr

State treasury will suffer a loss of Rs. 3350.66 due to the new proposals.
Shri Arjunbhai Modhvadia concluded that if land valuation is carried on as per current arrangement instead of existing rules and regulations, state government will suffer a loss and connected industrial group AMNS will gain by Rs. 9861.74 Crores.

No.	Land Area in Square Metres	Land Valuation rate per square metre (Rs.) at 2010 Prices	Total amount (Rs. Crores) as per 2010 Valuation 'A'	Valuation in Rs. Crores as per 2014 DLVC 'B'	Total Valuation as per 2020 DLVC in Rs. Crores 'B'	Benefit to AMNS (B-A) in Rs. Crores
1	7,24,800	1000	181	5174.87		4993.87
2	2,24,700			1707.55	190.34	1517.21
3	15,28,000			4644.66	1294	3350.66
TOTAL	24,77,500					9861.74