CHAPTER - 4

AWARDS OF LAND ACQUISITION :
A SPATIAL AND TEMPORAL ANALYSIS

Awards of land acquisition

After due proceedings an award is drawn u/s 11 of the Land Acquisition.

Definition of the Award

In Delhi, under the non-Plan Schemes, the land was acquired under an award for a particular scheme. Under plan development the land was generally notified u/s 4 in 1959 and subsequently as and when required the land used to be notified u/s 6 and award drawn accordingly.

For analytical purposes, an award represents a particular scheme or a part of it and its size indicates the size of the scheme for which land is to be acquired. The time taken to draw an award indicates the time taken to conceptualize a particular scheme, its urgency and need to materialize it.

Thus, by analysing the various aspects of an award and the number of awards drawn over time and space one can have insight into the dynamics of schemes of plan and non-plan land development schemes.

Temporal Analysis

Overall Period (1948-1989)

In general, the number of awards rose from 6 in 1948 to 280 in 1963 and then declined with fluctuations to 18 in 1978 and again rose to 327 in 1987. The total number of award drawn during this period has been 3277 with an average of 78 awards per year.
shows that variation among years was very high.

Non-plan period (1948-58)

During non-plan period, a total 183 awards were drawn with an annual average of 17 awards. The number of awards ranged from 1 in 1949 to 43 in 1956.

Plan Period (1959-89)

During plan period, a total of 3094 awards were drawn with an average of 100 awards per year. The number of awards ranged from 18 in 1978 to 321 in 1987. The overall trend was that of declining with about 120 in 1959 to 80 in 1989.

It implies that as far schemes were concerned, their number kept on declining with the passage of time. Secondly, there was high variation among the years in respect of number of awards drawn.
1442 awards were drawn in the decade (1959-69) with an average of 131 per year. The maximum number of awards i.e. 280 were drawn in 1963. This was the decade when 44% of the total awards were drawn.

Generally, the number rose up to 1963 and then started declining. In the decade 1970-79 629 awards were drawn with an average of 62 awards per year. The maximum awards i.e. 123 were drawn in the year 1973 while minimum awards i.e. 18 were drawn in 1978. Only 19% of the awards were drawn in the decade. In the decade 1980-89, 1032 awards were drawn with an average of 103 awards per year. The maximum awards i.e. 321 were drawn in the year 1987 and minimum awards i.e. 21 in the year 1989. About 31% of total awards were drawn in this decade.

The overall analysis shows that whereas highest number of awards took place in the first decade followed by the third decade, the Maximum number i.e. 321 took place in the year 1987, the year when a large area of notified land was lapsing due to the introduction of the new Land Acquisition Act. The pattern of awards show that high a number of awards were drawn either in the first decade or in the third decade, with a very small proportion in the second decade.
Plan and Non-Plan awards

Out of 3277 awards, over the period from 1948 to 1989, 1621 awards were drawn under non-plan schemes, and 1656 awards were drawn under plan schemes.

Regional Distribution

The total number of awards over regions were not uniform. The number of awards varied from 318 in PS to 659 in Narela region.

In the regions of N, ME, PN the number of awards drawn was higher than that in the, D, DS, MW and PS. On the average the number of awards per region was almost the same:

\[
CV \text{ (total)} = \frac{116.5}{468} \times 100 = 25\%
\]

\[
CV \text{ (plan)} = \frac{107}{236.5} \times 100 = 45\%
\]

\[
CV \text{ (non-plan)} = \frac{113.3}{231.5} \times 100 = 45\%
\]

The total number of awards were more uniformly distributed compared to the plan as well as non-plan awards. Between non-plan and plan the variation among the regions was little higher in case of non-plan awards than in case of plan awards.
Regional Analysis of Awards

Over Delhi, the number of awards drawn per village on the average in period from 1948 to 1989 was 9.3 with 119.8% CV showing high variation.

*Plan Awards*: Under plan schemes, the average number of awards per village was about 8 while the CV was 86%.

*Non-Plan Awards*: Under non-plan schemes, the average number of awards per village was 6.3 while the CV was 119%.

Regional Averages with CVs:

<table>
<thead>
<tr>
<th>Regions</th>
<th>Average</th>
<th>CV</th>
</tr>
</thead>
<tbody>
<tr>
<td>DL</td>
<td>16.0</td>
<td>61%</td>
</tr>
<tr>
<td>DS</td>
<td>7.5</td>
<td>93%</td>
</tr>
<tr>
<td>ME</td>
<td>9.1</td>
<td>115%</td>
</tr>
<tr>
<td>MW</td>
<td>10.4</td>
<td>103%</td>
</tr>
<tr>
<td>N</td>
<td>5.5</td>
<td>99%</td>
</tr>
<tr>
<td>PN</td>
<td>6.5</td>
<td>131%</td>
</tr>
<tr>
<td>PS</td>
<td>1.7</td>
<td>94%</td>
</tr>
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</table>

72
Among the regions whereas the average number of awards was highest in MW, the variation was highest in PN and lowest in Delhi.

Area Per Award in Delhi

Whereas the number of awards indicates broadly the number of schemes for implementation purposes, the area per award shows the size of the scheme. From 1948 to 1958 during the non-plan period, the area per award fluctuated year-wise, in general, increasing over years.

During the plan period, the area per award did not show a constant trend. In the first decade it steadily increased. In the second decade it fluctuated highly ranging from 30 bighas to 359 bighas. In the third decade, area per award was generally higher with highest in the year 1988 to the extent of 1074.

Area Per Award in Delhi Regions

The area per award varied from region to region. It was lowest in Delhi region with less than 100 bighas and highest in MW about 180 bighas. In DS, NE, and PN, the size was more than 150 bighas. It implies that in DS, ME, MW and PN the size of the schemes for land development was usually larger than DL, N and PS.

In case of plan schemes the size of awards varied in greater proportion than those under non-plan schemes. In case of plan schemes the range varied from less than 100 bighas in Delhi to more than 400 in PS.

In the region of N, PN and PS, the schemes were larger than those of D, DS, ME and MW. Under plan schemes, the average size of the scheme usually remained less than 100 bighas with exception of MW region where it was more than 150 bighas.

The above analysis shows that whereas the average size of award was around 100 bighas and it was distributed uniformly, the size was around 200 on the average in case of plan schemes with greater variation than that under non-plan schemes with lesser variation.
Award and Time/Award in Delhi Regions

The time in drawing an award i.e. from the date of notification u/s 4 to the date of its announcement u/s 11 measured in days is another component in the analysis of land acquisition process. This time period shows that how much time was usually taken in completing the process of acquisition of land once it was notified and has important economic and social implications.

Economically, the larger time period would imply higher opportunity and higher economic costs. Socially, a larger time period would have delayed the payment of compensation to the land owner. The longer waiting period for the final award would have also affected adversely the future plans of those persons for whom the land under acquisition was a major asset.

Inversely, shorter time period would not have only meant quicker payment to the land owners but also relatively earlier availability of land for further development thereby saving the possible cost to the economy.
Regionally, the average time taken per award was greater than 2000 days in DS and was lower than 2000 days in DL, N, PN and PS with lowest in PS i.e. 814 days. The highest number of days took place in DS region i.e. 3079 days.

It implies that land acquisition process was not given equal preference in all the regions. Interestingly, nearer the land to the center of Delhi longer it took to acquire it. On the average it took 1811 days i.e. almost 5 years to draw an award in Delhi as a whole whereas it took almost eight and half years in DS region to complete the process of acquisition.

The CV among the regions came to be only 37.5%.

Plan and Non-plan Schemes

Under the Plan schemes, average time taken in a region was 2,572 days or 7 years whereas it was only 845 days or 2.3 years in case of non-plan schemes. The CV among the regions in plan scheme was 32% whereas it was only 19% in non-plan cases.
Implications

The implication of above analysis is that generally it took quite a long time as much as 5 years to complete acquisition process in Delhi over period from 1949 to 1989. Regionally, the variation was not very high, though in DS region the time was as long as 8 years.

Under the plan schemes, it took longer time, i.e. almost 7 years to draw an award as compared to non-plan schemes where the time period was only 2.3 years. Further there was larger variation among the regions under Plan schemes than that under non-plan schemes.

It is quite interesting to note that the time period under plan schemes was longer when the normal logic would dictate otherwise. May be perhaps, too large land was notified and acquired subsequently only after the actual plans were prepared. And similarly in case of non-plan schemes the time was perhaps shorter due to fact that the local needs were arising with time and usually getting completed.

Economically, the time period taken in completing acquisition process was on the higher side as in a developing metropolis, 5 years would have meant a high opportunity cost for acquiring and developing land.
Not only from the view-point of State Exchequer the time factor would have meant higher cost, but from the view-point of the land owner also such a long time would have meant high economic and social costs.

From the planning point-of-view also, the land for the actual development would have become available after a reasonably long time incurring avoidable economic and social costs on the metropolis.

**Temporal Analysis of Time per Award in Delhi**

The temporal analysis shows how the time factor in acquisition process has changed over time. The non-plan period (1948-58) shows a downward trend with an average of 747 days or 2 years per award per year. The period (1959-89) having an average of 1967 days or 5.4 years per award per year shows an increasing trend, the time increasing from about half a year to about three and half years per award.

*It implies that time taken to acquire land for a particular scheme went on decreasing during non-plan period.*

Economically, the increasing time factor shows that with the urban development of Delhi, land became costlier with the passage of time. The dictates of sound economic management would have indicated otherwise. The State should have taken measures to reduce the time factor, since the increasing time factor in increasing urban development would mean higher and higher economic and social costs. It again shows that the plan development of Delhi was perhaps not too planned.
AWARDS OF LAND ACQUISITION: A SPATIAL AND TEMPORAL ANALYSIS

AVERAGE DAYS PER AWARD IN DELHI
(1948-58)

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GRAPH 4.7

AVERAGE DAYS PER AWARD IN DELHI
(1959-89)

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<td>68-69</td>
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GRAPH 4.8

76 b
Award Days per Bigha in Delhi

Another indicator of time factor is to estimate how many days it took to acquire 1 bigha of land per year and that in a region. The time per award indicated, on the other hand, time taken to acquire land for a particular scheme.

On the average from 1948-89 it took 13.26 days to acquire 1 bigha of land in Delhi. The number of days varied among the regions. In regions of DL, DS, ME and N, the time was more than average with highest i.e. 23 days in DL followed by 21 days in DS. In regions of MW, PN, & PS it took progressively lesser days with lowest i.e. 6.84 days in PS to acquire 1 bigha of land.
Plan and Non-plan

On the average it took longer time i.e. 13.75 days to acquire a bigha under plan schemes than that under the non-plan schemes where it took 11.75 days for the same.

Regionally, there was greater variation among the regions under plan schemes ranging from about 25 days in Delhi followed by about 22 days in DS to about 2 days in PS region than those under non-plan regions where it ranged from 20 days in Delhi, followed by 16 days in DS to 5 days in MW.

Above analysis implies that in Delhi, the time pattern was not uniform over space and time. Not only that time factor varied among regions but interestingly it took longer time to acquire land under plan schemes than that under non-plan schemes either per bigha or per scheme. Secondly, the time taken to acquire land increased over the plan period while it showed declining trend during non-plan period.
AWARDS OF LAND ACQUISITION: A SPATIAL AND TEMPORAL ANALYSIS

AWARD TIME PER BIGHA (AREA)
DELHI REGIONS (1948-89)

Graph 4.11

76 e