CHAPTER - 5

RATES OF COMPENSATION OF LAND ACQUIRED IN DELHI : A SPATIAL AND TEMPORAL ANALYSIS

Total compensation assessed in Delhi

Under the old Land Acquisition Act, the total compensation comprised the market value of land, 15% solatium paid for compulsory compensation, interest paid under sections 4 and 28 and cost of structures etc..

In 1984, after amendments, solatium was increased to 30%, the rate of interest was increased from 6% to 9% for the first year and 15% for the subsequent year and an additional amount @ 12% per annum on the market value u/s 23 (1-A) was introduced.

The total compensation assessed in Delhi from 1948 to 1989 for the acquisition of 4, 47, 671 bighas of land was Rs.337.32 crores out of which Rs.293.82 crores were assessed as compensation for 3,36,564 bighas of land acquired under plan schemes and Rs. 43.50 crores for 1,11,107 bighas of land acquired under non-plan schemes. In other words 87% of total compensation of Rs.337.32 crores was assessed for land under plan schemes.

Regional Analysis

Among regions maximum compensation i.e. Rs.83.05 crores was assessed in ME, followed by PN, MW, N, PS, DS and DL (Rs.14.08 crores). On the average Rs.48.18 crores were assessed in a region with 49% of CV.

In case of plan schemes, the average compensation assessed was Rs.41.97 crores with highest in ME and lowest in DL. In case of non-plan schemes whereas the average was Rs.6.21 crores, maximum compensation was assessed in the PS (Rs.13.65 crores) and lowest in ME (Rs.2.8 cr.)
The variation (CV) among the regions under both plan and non-plan schemes was almost same and high (59%). It shows that there was an inverse relationship between the plan and non-plan land.

Temporal Analysis

Temporally, the total compensation assessed has shown rising trend from 1948 to 1989. Comparing the plan and non-plan periods, the compensation increased at a higher rate during the non-plan period than during the non-plan period.

Within the plan period, the rate of increase was lower in the decade 1959-69 than the overall rate and fell further in the decade 1970-79 and increased in the decade 1980-89. Within the last decade, the rate of increase was higher in the first half than in the second half.

[Ref: MAP 5.1 for Spatial Pattern of Total Compensation for land acquired during 1948-89]
DELHI
TOTAL COMPENSATION FOR LAND ACQUIRED DURING 1948-89

COMPENSATION RS. LAKHS
- BELOW 5
- 5 - 20
- 20 - 70
- 70 - 150
- 150 - 600
- 600 & ABOVE

MAP 5-1
Growth Rate

The compound growth rate of the total compensation in Delhi for the period from 1948 to 1989 was 16%. The graph shows that it was very high (40%) during the non-plan period. It was positive only during the first decade of 1959-69 when it was 11%. During the next 2 decades it progressively became negative falling to -9.5% during 1980-89.

Rates of compensation in Delhi: A Temporal Analysis

The variable of rate of compensation which is an important indicator of what a land owner actually gets for his land is defined as below:

\[
\text{Rate of compensation} = \frac{\text{Total compensation}}{\text{Total land acquired in bighas}}
\]

Since the compensation includes market value, it also can be roughly taken as an indicator of market value of land, though the very definition would mean that the rate of compensation would always be higher than the market value by a little proportion which is accounted by the
solatium, interest and cost of the structures. However the broad behaviour and trends in market value can be judged by those in C Rates.

The rate of compensation (C Rate) over the period from 1948 to 1989 increased steadily. The average rate during this period for the total land acquired in Delhi was Rs.4,912 per bigha. The C Rate with yearly fluctuations rose from Rs. 256 per bigha to Rs.23,440 per bigha over a period of 42 years.

Non-plan Period (1948-1958)

During the non-plan period, the average rate was Rs.818 per bigha. The overall trend was increasing with not a very high rate of increase.
Plan Period (1959-89)

During the plan period, the average C Rate was Rs.6,365 per bigha. The over-all trend started increasing from 1964 and on the average increased to about Rs.15,000 per bigha in 1989.

The average rate in the first decade of plan development was Rs.1945 per bigha and on the average increased from about Rs.1800 per bigha in 1959 to about Rs.2100 per bigha in 1969 showing a very low increasing trend.

In the second decade, the average rate was Rs.3994 per bigha. The rate showed increasing trend with an average of about Rs.2800 per bigha to about 5100 per bigha in 1979.

In the third decade, the average rate was Rs.13,597. The rate showed a steep rise and on an average increased from Rs.15000 per bigha [estimated] in 1980 to Rs.27,000 per bigha in 1987.

Within the decade 1980-89, the average rate (1980-84) was Rs.5913 per bigha and there was a rising trend from an average of Rs.3800 to Rs.8100. In the second half (1985-89) the average
rate was Rs.21281 and the average rate showed increasing trend from about Rs.16000 in 1985 to Rs.27000 per bigha in 1989.
RATES OF COMPENSATION IN DELHI (1970-79)

Rs (Thousands)

YEARS


CRATE/B

GRAPH 5.7

RATES OF COMPENSATION IN DELHI (1980-89)

Rs (Thousands)

YEARS


CRATE/B

GRAPH 5.8

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RATES OF COMPENSATION OF LAND ACQUIRED IN DELHI: A SPATIAL & TEMPORAL ANALYSIS

RATES OF COMPENSATION IN DELHI (1980-84)

RATES OF COMPENSATION IN DELHI (1985-89)

GRAPH 5.9

GRAPH 5.10

84
Plan and Non-plan Rates of Compensation

Prior to 1959 since all the land was acquired under non-plan schemes, the overall rates coincided with the non-plan rates for the period from 1948 to 1958. During the plan period from 1959 to 1989, the average C Rate was Rs.6365 per bigha for plan land and Rs.5817 per bigha for non-plan land.

To ascertain whether the Plan and Non-Plan rates of compensation for the period from 1959 to 1989 were significantly different from each other, the t-test has been applied.

<table>
<thead>
<tr>
<th>Std dev</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rate B</td>
<td>6869.4</td>
</tr>
<tr>
<td>NP Rate</td>
<td>7644.1</td>
</tr>
<tr>
<td>PD Rate</td>
<td>7130.5</td>
</tr>
</tbody>
</table>

The t value came out to be 2.008 showing that the difference is significant at 5% level.
Periodic Averages

<table>
<thead>
<tr>
<th>Periods</th>
<th>NP Rate B</th>
<th>PD Rate B</th>
</tr>
</thead>
<tbody>
<tr>
<td>1959-89</td>
<td>5,817</td>
<td>6,774</td>
</tr>
<tr>
<td>1959-69</td>
<td>1,518</td>
<td>2,179</td>
</tr>
<tr>
<td>1970-79</td>
<td>3,384</td>
<td>4,259</td>
</tr>
<tr>
<td>1980-89</td>
<td>14,044</td>
<td>15,342</td>
</tr>
</tbody>
</table>

The periodic averages show that in all the three decades, the Plan rates were higher than those of Non-Plan rates. Interestingly, the average land per award was higher, in case of PD schemes than in non-plan schemes.

Temporal Analysis of Rates of Compensation of Delhi Regions

A graphical analysis of rates of compensation in Delhi over years for non-plan period (48-58) shows that rates generally fluctuated around Rs.1000 per bigha with high variation among the regions.

In the first decade of the plan development, the average C Rate fluctuated around Rs.2000 with high variation among the regions.

In the second decade of 1970-79 the rates fluctuated around Rs.5000 and variation among regions was not very high except Delhi region where the average rate differed substantially.

In the first half of the decade 1980-89, the rates fluctuated around Rs.6000 with not a very high variation except Delhi region. In the second half the rate around which average rates fluctuated steadily increased from Rs.10,000 to around Rs.20,000.

In the last year of 1989 there was very high variation among the regions.
Periodic Average Rates among Delhi Regions:

The periodic averages of C Rates show the spatial distribution of rates over time among regions.

The averages of the overall period (1948-89) show very high rates in DL region and ME region as compared to other regions. The difference between the highest and the lowest is almost 12 times.

[Ref: MAP 5.2 for Spatial Patterns of Average Compensation per bigha for land acquired during 1948-89]

In the non-plan period (1948-58), the rates were low in almost every region. But the rates in DL region were almost 10 times of those in DS. During the plan period, the rate were quite high in the regions DL, ME and PN as compared to DS, MW, N and PS. The highest rates in ME were 14 times of those of lowest in the PS region.

In the first decade of the planned development, the rates were low in all the regions and the highest rates in DL were only four times the lowest rates in the PS region.

In the second decade the rates usually were higher than the first decade. They more than doubled in DL, ME, MW, PN and PS. The difference in the highest in DL and lowest rates in DS was almost 15 times.

The rates still increased and far more steeply in the third decade from the second decade. The variation among regions also increased. The difference in the highest rates in DL was 15 times the lowest in PS region.

The pattern that emerges of periodic averages of rates of compensation in Delhi regions distributed over 4 decades is that the differences in C Rates were large in the first decade and declined in second decade with the planned development of Delhi but again grew larger in subsequent two decades. Within the planned development period, the differences in rates grew with the development over successive decades.
RATES OF COMPENSATION OF LAND ACQUIRED IN DELHI: A SPATIAL & TEMPORAL ANALYSIS

DELHI
AVERAGE COMPENSATION PER BIGHA
FOR LAND ACQUIRED DURING 1948-89

PER BIGHA COMPENSATION RS.

BELOW 1000
1000 - 2000
2000 - 4000
4000 - 8000
8000 & ABOVE

URBAN DELHI 1951
RURAL DELHI

MAP 5-2
The above analysis shows that C Rates were not uniformly or equally distributed over the regions of Delhi.

Generally, the rates were highest in Delhi region which had the city area and ME region. The lowest rates occurred in DS and PS regions.

Secondly, the rates increased overtime but the rate of increase was not high till the second decade. It is only in the third decade that the rates increased at a substantial rate.

Thirdly, during planned development the difference in rates of compensation among the regions increased over the years with the development of the metropolis.

The rates were generally high in DL, ME and PN regions and low in DS, MW, N, PS regions.

**DL Region**

During non-plan period, the rates fluctuated with no definite trend in them.

During the plan period, the plan rates were relatively lower than the non-plan land rates. The rate of increase was also very low in the plan rates as compared to non-plan rates.

**DS Region**

During the non-plan period the rates fluctuated with no definite trend. The highest rate of Rs.540 per bigha occurred in 1956.

During the plan period there was little increase in the plan as well as non-plan land rates till 1984. It is only after 1984 that rates increased with higher increase in non-plan rates.

**ME Region**

During non-plan period, the rates generally increased with highest rate of Rs.2800 occurring in 1957.
During the plan period both plan and non-plan rates increased with plan rates usually higher than the non-plan rates. The rate of increase was also higher in case of plan rates. The highest rate of Rs.33,000 per bigha occurred in the year 1981.

**MW Region**

There was no land acquisition in MW region during non-plan period.

During plan period there was not much increase in the rates till 1984 when the highest rate of Rs.1 lakh per bigha occurred. On the average, the plan rates were little higher than the non-plan rates.

**N Region**

During plan period, there was not high increase in the rates in the first two decades. In the third decade there was relatively higher increase in the plan as well as non-plan rates. The plan rates were usually higher than the non-plan rates.

**PN Region**

During the non-plan period, the rates have shown generally an increasing trend with highest rate of Rs.1800 per bigha occurring in 1958.

During the plan period the plan rates were generally higher than the non-plan rates. The plan rates increased up to 1974 then showed a declining trend till 1980 and then again rose bringing a cyclical pattern. On the other hand, the non-plan rates fluctuated around a very low level up to 1980 and then showed a rising trend.

**PS Region**

During the non-plan period, the land was acquired only during four years. Initially the rates declined and then suddenly rose to Rs.1200 per bigha in 1958.

During the plan period, the plan rates were usually scattered over years as the land was not acquired in all the years. The rates increased over time but with great variation. On the other hand,
the land under non-plan schemes was acquired in almost every year but the rates showed greater fluctuations over the years.

**Average Rates in Delhi Regions During 1948-89**

The average rates in regions were not the same. The rates in DL, DS, and N were lower than the average rate of Rs.7535 per bigha of Delhi as a whole while those in ME, MW, PN and PN were above the average with highest of Rs.9535 in ME. However the CV was only 28% showing not a very high variation among the regional rates.

Average Rates in Delhi Regions During (1948-89) Under Non-Plan schemes

In case of non-plan schemes, the average C Rates were higher in DL, PN, PS and lower in DS, ME, MW and N than the average rate of Rs.3195 for whole of Delhi.

The CV was 37% and higher than the variation in overall averages for Delhi regions.

Average Rates over Delhi Regions During 1948-89 Under Plan Schemes

In case of plan schemes, the average rates in ME,MW, PS were higher than the average rate of Rs.8730 for whole of Delhi and the same were lower in DS, N and PN.
The CV was 44% showing a comparatively higher variation in plan rates than either for rates of overall acquisition or non-plan acquisition.

The above analysis shows that variation among the rates of Delhi regions was high in plan and non-plan schemes. However taking both together the variation came down implying that generally where plan C rates were higher, the non-plan rates were lower and vice-versa reducing the net variation.

Spatial Distribution of Compensation Rates within Regions Under Plan and Non-plan Schemes

In Delhi land was acquired in 352 villages from 1948 to 1989 with an average of Rs.3618 (5356) per bigha.

Under plan schemes, in 214 villages, the average rate was Rs.7779 (8730) with CV 148%.

Under non-plan schemes, in 308 villages, the average rate was Rs.3834 (3915) with CV 473%.

DL Region

In DL region, land was acquired in 14 villages with Rs. 6229 (4973) per bigha. The CV was 94% showing an extremely high variation in rates among villages.

Under plan schemes, in 13 villages, the average rate was Rs.8190 (4506) per bigha with CV 136%.

Under non-plan schemes, in 11 villages, the average rate was Rs. 5033 (5860) with CV 130 %.
DS Region

The average in 47 villages was Rs. 4668 (4213) with CV 129% showing high variation.

Under plan schemes, in 37 villages, the average rate was Rs.4003 (4434) per bigha with CV 97%.

Under non-plan schemes, 36 villages, the average rate was Rs.13.412 (2734) with 380% CV.
Chapter 5

RATES OF COMPENSATION OF LAND ACQUIRED IN DELHI: A SPATIAL & TEMPORAL ANALYSIS

COMPENSATION RATES IN SHAHADARA REGION
(1948-89)

Rs (Thousands)

VILLAGES

CRATE

ME Region

The average rate in 49 villages was Rs.9998 (9535) per bigha with CV 183%.

Under plan schemes, the average rate was Rs.10717 (11136) per bigha in 46 villages with CV 169%.

Under non-plan schemes, the average rate was Rs.2674 (2326) with 156% CV.
MW Region

The average rate in 35 villages was Rs.5195 (9112) per bigha with CV 133%.

Under plan schemes in 26 villages the average rate was Rs.7038 (10952) with CV 114%.

Under non-plan in 32 villages the average rate was Rs.2687 (3289) with CV 234%.

N Region

The average rate in 80 villages was Rs.3894 (6095) with CV 152%.

Under plan schemes, in 36 villages the average rate was Rs.6680 (7585) with CV 129%.

Under non-plan schemes, in 76 villages, the average rate was Rs.2252 (2216) with CV 122%.
Chapter-5

RATES OF COMPENSATION OF LAND ACQUIRED IN DELHI: A SPATIAL & TEMPORAL ANALYSIS

COMPENSATION RATES IN NARELA REGION-I
(1948-89)

Graph 5.17

COMPENSATION RATES IN NARELA REGION-II
(1948-89)

Graph 5.18
PN Region

The average rate in 66 villages was Rs.5051 (7737) with CV 81%.

Under plan schemes, in 38 villages the average rate was Rs.8049 (9166) with CV 110%.

Under non-plan schemes, in 61 villages, the average rate was Rs.2356 (4581) with CV 157%.
PS Region

The average rate in 55 villages was Rs.4285 (9411) with CV Rs.140%.

Under plan schemes, in 18 villages the average rate was Rs.9367 (16722) with CV 99%.

Under non-plan schemes, in 58 villages the average rate was Rs. 2600 (5527) with 144% CV.

The above analysis shows that, in general, the average rate was higher under plan schemes with lesser variation than those under non-plan schemes. The average rates were higher in D, ME and lower in other regions.
Nominal and Real Rates of Compensation in Delhi: A Temporal Analysis

In the foregoing analysis nominal rates of compensation were discussed temporally and spatially. However the real compensation that land owner received in Delhi over time and space can only be ascertained if allowance is given to the annual inflation rate. For this purpose real rates of compensation were calculated by deflating the nominal rates of compensation by annual price index,

\[ \text{Real rates of Compensation} = \text{Nominal Rates of Compensation} / \text{UNMCPI} \]

The urban non-manual cost price index (UNMCPI) was taken to represent the price index in Delhi. The series was drawn from 1949 to 1989 with base year as 1960.

**Entire Period 1948-89**

During the period from 1948 to 1989 the nominal rates increased from Rs.257 per bigha in 1948 to Rs.24328 in 1989 whereas the real rates increased from Rs.313 to Rs.3588. UNMCPI during the same period rose from 82 to 678 showing an increase in cost price index almost 8.25 times.

The increase in the nominal rates were almost 95 times over 41 years whereas the real rates increased only 11.5 times up to 1981, the year till which the nominal rates have in general remained below Rs.5000.

It is only after 1981 that the rates in 10 years increased from 5000 to Rs.24000 per bigha. On the other hand, the real C Rates remained below Rs.5000 per bigha even till 1989 and on the average increased only up to Rs.3000. The graph shows that the rate of increase in real C Rates was very low over 41 years.
Non-plan Period (1948 - 1958)

Taking 1960 as base year, the real rates were generally little higher than the nominal rates and the trend was rising. The average nominal rates during the period increased from around Rs.230 to Rs.930 whereas the average real rates increased from Rs.800 to Rs.1100.
Plan Period (1959-89)

During the plan period the nominal rates increased from Rs.1896 per bigha to Rs.18,328 in 1989 whereas the real rates increased from Rs.2017 to Rs.3588 implying that the increase in real rates was only 1.75 times as compared that to 9.6 times in nominal rates over 31 years.

It is interesting to note that real rates of compensation even did not double in 31 years. The graph shows that the trend line in case of real rates had a very little increase. The real rates were higher than the nominal rates up to 1966 when the two rates became equal and thereafter the difference between the two kept on increasing).

The estimated real C Rates increased from about Rs.1000 in 1959 to about Rs.2600 in 1989. The estimated nominal rates on the other hand, were negative till 1963 when they became zero to reach about Rs.1550 in 1989.

The above analysis shows that in Delhi during the non-plan period, the real rates were higher than the nominal rates of compensation. Over time both the rates increased, but the rate of increase in nominal rates was far higher than that in the real rate with the result that in 1966 both became equal and thereafter diverging to create even larger gap with the passage of time. It implies that as far as C Rates are concerned, the real change was only up to 1966.
Chapter-5

RATES OF COMPENSATION OF LAND ACQUIRED IN DELHI: A SPATIAL & TEMPORAL ANALYSIS

After 1966 the real increase was almost negligible to give incentive to the land owner for parting with his land that was under acquisition. At static real rates, the land owner became progressively discouraged to dispose off his land to the government for development purposes vis-a-vis to sell his land illegally in the open market.

From the point of view of social justice the C Rates did not dispense requisite justice to the land-owning class with the development of the metropolis. In fact, such rates worked against that section of the land owning class which preferred to follow the public law and respected the public policy of land acquisition and alternatively benefited those who flouted the government law and policy by selling their land in the open market illegally.

Thus the economic forces and the public purpose worked against each other with the given rates of compensation.

Relationship between Land acquired and Rate of Compensation

To ascertain what kind of pattern emerged in C Rates vis-a-vis the area acquired, the time series data were arranged together and trends were estimated.

Over the period from 1948 to 1989 both the values increased. The trends in C Rates as well as land acquired showed increasing tendency. The trend lines ran almost parallel with a slight convergence.

It implies that both the variables increased at the same rate over time and as far their relationship overtime is concerned, they did not show any relationship as one would have anticipated under the dictates of the normal demand supply theory. In other words, it did not occur that if area acquired was larger the rates were lower or vice-versa. Incidentally, the rate of increase was same in both the variables i.e. if the land increased by 5%, the rate would also increase by 5%.
Growth rates of nominal and real rates of compensation in Delhi

To analyse the rate of change in the nominal and real rates of compensation, compound growth rates were calculated. To make a further comparative analysis, the growth rates for various periods were calculated for Delhi and its various regions.

Over the period from 1948 to 1989, growth rate of nominal C Rate was 9.12 as compared to 3.17 of real rates. The UNMCPI grew at 5.76% during the same period.

During the non-plan period, the growth rate of real rates at 7.58 was a little higher than that of 7.12 of nominal rates. The prices grew negatively during the same period at a rate of -0.25%.

Over the plan period of 1959-89, the nominal growth rate at 9.03 was lower than that of total period of 1948-89. However, the real growth rate over plan period was very low at 1.86% with price index growing at 7.04.

Within the plan period during first decade of 1959-69, the nominal growth rate of 2.15% was lower than the growth rate of price index of 6.14 making the real growth rate negative to the extent of -3.75.
In the second decade, the nominal rate was 6.09 as compared to -1.37 of real growth rate.

The growth rate in the third decade of 1980-89 show some visible increase. The nominal rate grew at 25.31% as compared to price index growth rate of 7.85 making real growth 16.19%. Within the third decade all the three rates were higher in the period 1980-84 i.e. before the introduction of Amended Act than during the 1985-89.

The above analysis shows that the growth rate of real rates was not high placed being at less than 5% over the entire period. It is only during the non-plan period that it was higher than 5%.

During the planned development i.e. 1959-89, the growth rate was substantially low at 1.86%. Even the nominal rates were less than 10% during this period.

Decade-wise, during first two decades the real compensation rates grew negatively implying falling trend from the base year. It is only during the third decade that the rate registered positive growth.

Whereas the nominal rate showed positive growth in all the periods, the real rate was not only very low but also registered negative growth in the first two decade of the planned development of Delhi. Even in the third decade when the rates were higher than the rates of earlier decades, they showed declining rates in the post amendment period compared to the pre-amendment period.

It is perhaps due to the fact that additional benefits were given in the year 1985 increasing the average rates in that year.

**Periodic Averages of Nominal and Real Rates of Compensation in Delhi**

The table and graph show the nominal and real C Rates over the various periods. In Delhi over 1948-89 period whereas the average nominal rate was Rs.4912 per bigha, the average real rate was only Rs.1.628 i.e. one third of the nominal rates.

Only during the non-plan period (1948-58), the average real rate was little higher than the nominal rate at Rs.958.
During the plan period (1959-89), the average real rate of Rs.1866 was even less than one third of average nominal rates of Rs.6365.

Within the plan period the difference between average nominal and real rates increased sharply over the decades from Rs.375 in the first decade to Rs.2357 in the second decade to Rs.11,177 in the third decade.

The average real rates in the first, second and third decade were only to be Rs.1570, Rs.1637 and Rs.2420 respectively. Within the third decade, the average rates were higher in the second half than those in the first half. In fact in the first half (1980-84), the average real rates were even lower than those of preceding decade of 1970-79.

The implication of the above analysis is that the real C Rates were not only very low in Delhi, but they also grew at a very low rate especially over the plan period.
Growth Rates of Compensation Rates in Delhi Regions

During the entire period of acquisition from 1948 to 1989, the growth rate in nominal rates was higher in DL, DS, ME, PN and PS and relatively lower in MW and N regions. The highest growth rate was experienced by the PN region while lowest was registered in the MW region.

During the non-plan period the variation among the growth rate was very large ranging from -40.17 in MW to 48.21 in the PN region. During the plan period the variation of growth rate among the regions fell considerably with highest at 14.03 in ME to the lowest of 8.04 in MW. The growth rates were higher in ME, DL, PS, DS, and PN relative to MW and N regions.

Over the plan period, during the first two decades the growth rates were low in all the regions and the variation was larger than the third decade when the growth rates generally were high and the variation among the regions was lesser.

Within the third decade, the variation in the two sub-periods became larger among the regions. The negative growth was registered by MW in the first decade (1959-69), by the DS in the second decade (1970-79), by ME & PS during 1980-84 and by N during 1985-89.
The above analysis shows that among regions either during the entire period or during the plan period, the growth rates were not generally high and fluctuated around 10%.

Within the plan period, the growth rates fluctuated highly in the first two decades and stabilising around a comparatively higher level in the third decade.

**Periodic Averages among the Regions**

As the table shows, the variation in the average rates was lesser for the entire period than the plan period.

During plan period, regional averages ranged from Rs.61,852 in DL to Rs.4662 in PS region. Within the plan period, the regional averages increased during the three successive decades but at the same time variation among them also increased progressively.

It shows that before the development, the C Rates were low and distributed over regions with minor variations. With planned development taking place in Delhi, the absolute rates rose in every region but the difference among the regions became more and more sharp.
An implication may be that development process did not affect the space uniformly and brought about differential rates of compensation owing to differential development over space. The Spatial distribution of nominal rates of compensation is shown in graphs.