CHAPTER - 11

LAND ACQUISITION PROCESS:
CONCLUSIONS AND IMPLICATIONS

Delhi: Urban Growth

In a country like India, the metropolitan cities have attracted the population from neighbouring areas due to visible differences in standards of living and employment opportunities leading to haphazard growth.

In Delhi, such haphazard growth of urban uses and activities was noticed by its town and urban planners within a few years after the Independence. Residential colonies and commercial points started growing around the periphery of Delhi and it became essential to check this unplanned growth in the uses of land in the overall interest of the metropolis.

Urbanization Process: The Emerging Spatial Structures

Land is a vital component in the economic process and is an important social asset. Everyone needs some land to live and work on. Its ownership pattern and use largely determine the structure of the economy and shape the economic processes. In the process of urbanization, the land hitherto used for agricultural and allied purposes, is put to non-agricultural uses like housing, commercial, recreational, public utilities etc. This process of urbanization has generally taken place through the market mechanism. That is, with the development, the needs of the society diversify and productivity increases resulting in greater demand for products and services in sectors outside the primary sector which further leads to emergence of demand for land to produce such products and services and at the same time to accommodate the people producing and consuming them.
As far as the land is concerned in such a kind of situation, demand generally precedes its supply. The demand for land for urban uses induces the people to convert the use of their land from rural to urban since the urban uses fetch higher returns. Depending upon the interplay of market forces for land, the urban area or city acquires a particular structure. The emerging structure would not necessarily be the most efficient and systematic since the market forces fluctuate and are also affected by numerous other external factors. Sometime the intensity of market forces may be such as to cause rapid growth of housing and commercial activity so that the emerging spatial structure is haphazard and may have in-built inefficiencies and bottlenecks. The haphazard and unplanned growth of residential and commercial activity by its very nature reduces the potential productivity of the area for all time to come. Whatever improvement may be brought in the area subsequently, its equilibrium gets established at a relatively low level. The area cannot be improved beyond a certain limit and that limit is far below the optimum level that the area would have commanded if its structure had been more planned and systematic. At the same time, there may be cases where market mechanism has led to efficient urban structures since it combined the input of planning with the free market mechanism.

**Urban Development of Delhi: A Variant Model**

There have been urban bodies like Improvement Trusts which have planned and managed the public utilities and services in almost all the metropolises but, in general, the development has been regulated by the operation of the market mechanism. In Delhi unlike other metropolises of Bombay, Calcutta and Madras, a variant model of urbanization was conceived and a 'Master Plan' was prepared for Delhi, keeping in view its needs for the various urban uses like housing, commercial and recreation. The Delhi Development Authority (DDA) was established in 1955 to execute the proposed 'Master Plan' and to develop Delhi in a planned way. Thus, in Delhi, the State took the responsibility of developing the metropolis within the framework of the 'Master Plan'.

The major component through which the objectives of the 'Master Plan' were to be achieved was land. The land was first to be acquired by the State from private owners and then to be put to use according to the 'Master Plan'. Following this model, a scheme of 'Large-scale acquisition of land and its disposal' was formulated under which the State was to acquire and dispose the land in Delhi in the process of implementation of 'Master Plan'. Accordingly, in 1959,
about 34,000 acres of land was notified under section 4 of the Land Acquisition Act expressing intention of the Government to use this land for public purposes more specifically for the 'Planned Development of Delhi'. In total the Master Plan visualised acquisition of 60,000 acres of land out of which 30,000 acres were for residential, 10,000 acres for commercial and 20,000 for the parks.

**Land Acquisition in Delhi: Economic and Social Implications**

The State started acquiring land from 1959 onwards for the Planned Development of Delhi along with non-plan purposes and by 1989, the total acquired land came up to 93,234 acres out of which 70,000 (75%) acres were for PPD and 11,000 acres (25%) for purposes not covered under the 'Master Plan'. About 10,000 acres of land were acquired prior to 1959 and from 1948 to 1958 for various public purposes like drains, electric sub-station, schools etc. By 1989, almost 25% of the land of Delhi was acquired by the State and put to urban uses. In other words, up to 1959, only 23% of land of Delhi was urban whereas in next 30 years more than the already existing area of urban land was urbanized by the State in Delhi. This in itself reflects upon the intensity of urban activity connected with the land in past thirty years or so.

But how effective was the acquisition process through which State acquired almost 1/4th of the Delhi in 30 years and what have been its economic and social implications for the State, land owners, and for the metropolis itself? Could the State dispense its responsibilities within the framework of Objectives of State Policy? Could the State economise its scarce resources, especially the land in Delhi, by putting it to most efficient uses? Was acquisition process economically rational? Was the development of Delhi planned as conceived by the 'Master Plan'? What has been the role of land acquisition process in shaping the present day urban landscape of Delhi? These are some of the questions which the present study attempts to answer in the light of results of land acquisition process from 1948 to 1989 in the following analysis:

**Inadequacy of Urban Land Development Planning**

In the total land acquired up to 1989, about 25% of land was acquired for the non-plan schemes for the purposes such as the re-modelling of Najafgarh drain, hospitals, dispensaries, roads, schools, electric sub-stations etc. The implication of such an outcome is that the 'Master
Plan' as formulated was not even able to take into account the demand for public utilities that would emerge during the course of urbanization of Delhi.

It may be said that the 'Master Plan' was too broad to ignore the creation of public utilities like roads, electric sub-stations, schools etc. On the other hand, it may also indicate the extent of deviation of land development from what was laid down in the 'Master Plan' that these utilities had to be created where they were not initially planned.

Low Priority to Road Systems

The most striking point is that not enough priority was accorded to the roads in Delhi. The roads were generally built or widened by the MCD or PWD under the local pressures and needs by acquiring the land on their own. It shows the 'Master Plan' either did not consider the importance of wide roads for transportation or did not accord priority in creating them. The width of ring road around Delhi in itself shows inadequacy of the concept of transportation by the planners.

Most of the roads have been laid down or widened after much traffic congestion occurring there and many structures having come up by the road side making it very difficult to acquire the land. The analysis shows that the roads which are the major arteries of a city were not very well planned or accorded priority in Delhi. Instead of widening the roads and lanes of congested old Delhi and creating newer and spatially more planned road systems that would link up the various commercial and residential points rationally, even the roads built in areas lying open were not wide enough to take care of the traffic demand for another 10 to 20 years.

High Cost on Road Systems

The repeated piece-meal acquisition and widening of new roads have only made the State to incur avoidable costs. There are several bottlenecks which make the traffic slow and congested resulting in waste of energy and time. In terms of costs of acquisition, if the State had undertaken to acquire and build the roads on priority, not only the overall costs of land acquisition would have been lesser but the recurring social costs in terms of slowing down of transport activity and higher time taken to travel could have been substantially avoided. The example of Lothian under-bridge near old Delhi Railway Station can be seen in this light.
Major transportation points like Old Railway Station, ISBT, Kashmere Gate, New Delhi Railway Station, Kamla Market, Azad Market are few examples, where the road planning and acquisition of land leave much to be desired. On the other hand, roads in new big colonies like Vasant Kunj, Patparganj area of Group Housing Societies etc. are equally narrow to carry the traffic for any future time.

Incidentally, the commercial centres were set up without properly considering the road system that would make the traffic to flow smoothly. Even the multi-storeyed buildings in Connaught Place were created without proportionately widening the roads. Logically, the land for roads should have been acquired, in the first instance, before allowing the multi-storeyed building to come up.

The process of preference to purpose was just reversed making land acquisition costlier and difficult leading further to the higher costs in terms of regular traffic congestion and environmental pollution due to motor vehicles. There are several points in Delhi at busy road junctions where acquisition of a smaller piece of land would have resulted in much faster traffic flow leading to higher returns in the overall framework of urban land development.

Lesser Preference to Land Closer to Existing City

While acquiring land, the preference was not given in practice to the land falling nearer to the already developed city. The East Delhi area, which is much closer to the centre of Delhi was not acquired and developed while far off places were acquired first. This also raised costs to the society by expanding the sphere of city while leaving several pockets of land near the centre which could have been utilised profitably for various purposes. These pockets could have been at least used for easing the congestion of old city, either by way of parking or by dispersing the trading activity.

Phasing of Land Acquisition not Rational

Locationally, land acquisition has not followed a rational policy. The phasing of land acquired in Delhi has also not been very desirable. After the formulation of the 'Master Plan' the land was acquired in a very large area in the first decade of planned development of 1959-69. The second decade experienced substantial slackening of land acquisition while in the third decade
again, substantial land was acquired. It shows that the planning of acquisition of land and its development were not well formulated.

There could be two possibilities. Either the State did not have much resources to fund the land acquisition in the second decade or due to lag in development of land already acquired, the demand for further land could not be created in the second decade. In the third decade, the remaining notified land was acquired primarily due to administrative reasons that under the Amended Land Acquisition Act the notification would have simply lapsed. Thus to avoid such lapse, the land was acquired whereas the real demand for it did not seem to exist there.

Once the State has formulated a plan to acquire the land for planned development, the planning of acquisition of land, especially when almost all the land has been legally notified, is very important from the economic point of view. It is so because when the State acquires the land on such a large-scale and develops it for urban purposes, it affects the nominal and real market value of the land. It first enters the market as a buyer and then as its supplier on a substantial scale. To make the best of scarce economic resource of land, there should not be much difference between the nominal market value of land and its intrinsic value. The artificial scarcity of land might lead to distortion in its market value to the extent that the prices do not reflect the true value of land and guided by these distorted values, the economic resources get diverted to the unproductive activity of real estate dealings. In Delhi the planning of acquisition of land and its development have not been properly timed resulting in a phenomenon where the land was lying vacant and undeveloped yet there was scarcity of land in the market.

Secondly, the phasing of acquisition also becomes important since the opportunity cost of land goes on increasing with the urban development. Thus, there has to be a proper economic management of the land acquisition process because the acquisition by way of demand may affect the price structure of the land. Otherwise, the State may have to incur higher costs of land simply because of improper timing of acquisition. The land acquisition may be so time-phased that there is least time lag between the demand and supply of developed land to be made available for urban purposes.
Low Rates of Market Value Determined By the LACs

The market value assessed by the LACs was not only too low but also grew at a very low rate. With the passage of time, the difference, especially from the late Seventies, between the rate assessed by the LACs and the actual market value reflected by L & DO rates after making allowance for development activity, became too sharp to render the LAC rates meaningless.

Even the compensation rates which the land owner could get for his land were too low. The real rate of market value and compensation calculated by deflating them against their respective price indices showed declining trends up to early eighties. With the urbanization and development of Delhi, the land owner could get progressively lower amount for their land acquired at least till the L.A. Act was amended and some additional benefits could offset the declining trend in real rates of compensation. The market value rates determined by LACs after mid Seventies became grossly unrealistic and were kept depressed for long time.

One of the reasons for awarding so low rates of market value was the method of determining the market value. It was based primarily on the legal transactions in land in the last five years. In Delhi, for avoiding the stamp duty and the income tax, the transactions were usually made on a much lower price. Rest of the money paid was unaccounted. This feature of parallel economy was accepted without qualification while determining the MV rates resulting in complete distortions of the market forces reflecting the demand and supply of land. The rates were artificially low, is proved by the fact that L & DO rates for rural Delhi published by the Ministry of Urban Development (GOI), were 54 times the average LAC rates in Delhi. Secondly, the subsequent enhancements made by the Courts of Additional District Judges and the High Court of Delhi, were 3 and 5 times of the rates awarded by the LACs. It raises question on the authenticity and the economic basis of fixing the market value of land by the State especially when it is a Welfare State.

The artificially low rates of market value of land and compensation had serious implications for the State, land owners and the metropolis. Economically, these rates distorted the market mechanism and distributed the economic resources by taking them away from one class of people who were generally the natives of Delhi to the people migrating from outside Delhi in the form of premium on the developed land and residential flats offered by DDA.
The land owners were not compensated duly for their land and they had to go to various Courts for getting the value of their land. The low rates of market value inherently favoured the rich class of land owners than the marginal farmers since contesting in Courts required resources to stand prolonged litigation. The real benefits of even enhancements went to the richer land owner and the marginal farmer was the person who really suffered.

For the State also, the policy of low rates of market value than the actual rates was not in its ultimate benefits. Initially, the LACs did award low rates and acquired the land. But subsequently, the State had to pay far more than what ADJ or the HC awarded while enhancing the rates. The analysis has shown that the actual incidence on the State was 8 times of the LAC rates, in case of the ADJ and 11.86 times of the LAC rates, in case of the High Court while the nominal rates enhanced by these Courts were simply 3 and 5 times respectively. It implies that the State had to pay 5 to 6 times of the rates awarded by LAC over and above the rates determined by the LACs. This part of expenditure the State had to incur because of its policy of the low rates at the LACs level. If the State had paid the HC rate at the LAC level itself, not only it would have saved the amount equal to 5 times LAC rates paid in the form of interest but also could have saved the undue cost on litigation and expenditure on the administration and judicial machinery involved in enhancing the rates of market value.

However, either for State or for the land owner, the matter does not end here. Another dimension is added to the whole phenomenon when the time factor and encroachment on lands are taken into account. It took 7 years to get compensation at the level of LAC, 20 years at the level of ADJ and 24 years at the HC level. The time period involved clearly indicates how many difficulties a land owner had to face in getting compensation for his acquired land.

Who could stand litigation for 20 years or 24 years after even waiting 7 years for initial compensation, once the land was notified u/s 4 of the Land Acquisition Act. Only those who were economically resourceful. Again, the rates favoured the better offs. Over a time period of 20 to 24 years, the inflation rate rose considerably making the real value of compensation much lower beside raising hardships to the land owners. The marginal land owners for whom the land was an important source of livelihood were put to avoidable uncertainty of future.
For State, the delayed acquisition meant in many cases litigation and encroachment of land resulting in further delay of planning and development of land. By paying real rates at the level of LACs, the State could have also saved its resources and time in completing the developmental projects. Thus the low rates, market value have not actually benefited either the land owner or even the State which had to pay a much higher later at the time of enhancement by Courts.

The percentage of market value in the total compensation paid declined from 93% in case of LAC to the 44%, in case of ADJ and further to 37%, in case of the HC. The rest of 7%, 56% and 63% of the compensation was accounted by the interest paid for delayed acquisition at LAC, ADJ and HC levels respectively. It means that the State had to pay extra, almost an equal amount of compensation, at the level of Courts for the improper management of the land acquisition process. For the State, such kind of policy eroded its legitimacy as a Welfare State.

By 1989, whereas the total compensation assessed was Rs.337 crores for 93,234 acres of acquired land, Rs.100 crores were to be paid by way of enhancement. The total incidence of enhancements for the same land is likely to increase in the future since several cases are lying pending at various levels for enhancement. Because of the time lag of many years between the filing of case and enhancement of judgment, the cases will keep on maturing in next several years with the result that the State will pay enhancement at one point of time when there would be no actual acquisition of land at that time.

Thus, for a correct analysis, the total cost of land acquired on the part of the State would not be simply the nominal compensation paid at the level of LACs, but would also include the compensation paid at the levels of higher Courts, the time factor involved in acquisition, the loss of land through litigation & encroachment, the expenditure incurred on the administrative & judicial machinery involved in the determination of rate of market value and the erosion of its legitimacy as a Welfare State.

**Encroachment on Notified and Acquired Land**

In Delhi, thousands of acres of land was encroached upon during the process of acquisition. In many cases, the land was not merely notified but was also acquired with compensation paid. The example of such encroachment could be seen anywhere in Delhi where acquisition has taken place. Shakarpur, Mandawali, Fazalpur, Pandav Nagar, Gajipur, Mauzpur, Karawal Nagar in East
Delhi, Sangam Vihar in South Delhi etc. are some examples where the unauthorized colonies have come up on notified land in Delhi.

According to one estimate, around 4000 unauthorized colonies exist in Delhi either on notified land or on acquired land or on the land likely to be acquired under 'Master Plan'. The growth of these colonies gained momentum during the early Seventies. Many of them were subsequently regularized by the Municipal Corporation of Delhi.

Most of these unauthorized colonies lack the basic facilities of water, drainage, roads etc. and are the modern slums. These unauthorized colonies which have in-built inefficient spatial structure are unplanned and use land in most uneconomic way to reduce the intrinsic value of the land substantially. The Trans-Yamuna area which was closest to one time to the Old Delhi just across the bridge is covered under most of such colonies making the area unplanned and haphazard in its structure.

The origin of these unauthorized colonies can be understood in the light of acquisition process in Delhi and its depressive market value rates. In Delhi, on the one hand, artificial scarcity was created by the notification of large areas of land without sufficient supply of developed land in the market. With the development of Delhi, the demand for housing sector started increasing. On the other hand, the rates of market value and compensation which were not much low earlier, started falling in their real value owing to sharp increases in inflation rate from early Seventies.

The land owners became aware of the tedious land acquisition process and of the continuous deviation in the rates of market value offered by the LACs and the one they could get in the open market. The land owners who were not law-abiding could see the real gains by selling their land unauthorisedly in the open market, especially to population which was migrating in Delhi in the wake of its development. As the difference in these two rates of market value increased, unauthorized colonies also gained momentum.

For any land owner, if his land could fetch even Rs.100 per sq. yds. as compared to Rs.10 per sq. yard offered by the LACs, he had much incentive to sell his land unauthorisedly. Secondly, in this case he could sell his land instantly, just in a few days as compared to years involved in the land acquisition process. Thus, the land owners who turned colonizers, could buy and sell land just by cutting simple plots on the erstwhile agricultural fields in the most primitive way.
Consequently, without any proper provision or planning of civic amenities and roads, these colonies developed into future slums.

By the late Seventies people of Delhi became well aware of the drawbacks of land acquisition and the tendency to evade this process became more and more evident. It further gave rise to a class of unscrupulous colonizers who, generally, came from relatively richer section of the village. These people exploited this condition of the land market to their benefit by cutting many colonies in Delhi.

The rich urban class, on the other hand, started resisting the land acquisition by resorting to the litigation in Courts. The quashing of notification of the South Delhi villages by Delhi High Court is one such example where most of the rich urban class having farm houses filed writ petitions in the High Court.

The fact remains that with the passage of time, the residents of Delhi grew a resistance towards the acquisition of land and expressed their disapproval to this public policy either by selling their land unauthorisedly or by resorting to Courts against the acquisition of land itself. Behind this disapproval was a visible economic factor, i.e., a wide difference between the market value that a land owner could get in the open market and the one offered by the State, that too at a great expense of time and energy. The land acquisition process and the policy became unattractive to people since they did not reflect the true market value of the land. People could see that the State was not giving them their due and the resistance gradually grew.

One can imagine that if there had not been much difference between the actual market value and the one offered by the State in the course of land acquisition, it would not have been difficult for people to part with their land to hand it over to the State for its planned development. In such a case it would have been much easier to alienate the land-owner from his land, not through coercion of law, but by way of economic incentive. Such a process would not have also eroded the legitimacy of the State as a Welfare State.

Thus, the practice or theory of artificially depressed rates of market value by the State has not been ultimately beneficial and in the interest of the very purpose of planned development for which the land was to be acquired.

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The unauthorized colonies or pockets of encroachments have become bottlenecks in the planned spatial structure of the city. The most unfortunate part of the situation is that people inhabiting these colonies have economic compulsions to live there with in-built low standards of living while remaining in the metropolis. For immediate gains, the State had to pay long-term social costs for such a policy.

Thus, for any such model of urbanization where State has to play a dominant role, the economic forces should not be ignored. Rather, the behaviour of economic process and forces should be well understood when the land is developed into urban land.

Application of the L.A.Act to Large-scale Land Acquisition in Delhi not Rational

The Land Acquisition Act, 1884 was enacted by the British Government for acquiring the land for public purposes like roads, bridges, canals etc., and had colonial overtones by the very fact that it was formulated for a limited purpose by the alien Government and not by a Welfare State. The application of Land Acquisition Act as it is to an economic process of planned development of a capital city on such a large scale was not a very judicious decision. On such a large-scale, the parameters of land acquisition process themselves became important in determining the overall development of Delhi which further affected these parameters.

The Act was tedious and had more of coercive element in it than the participation and involvement of the land owner in the overall development process. The Act was certainly not capable of taking into account the dynamics of development and its application, as it is to the large-scale urbanising process resulted in disharmony of the economic, social and administrative processes.

A much simpler Act based on the principles of economic efficiency and social equity, could have been formulated for the Planned Development of Delhi where the process of acquisition of land could have been simpler and shorter in duration. In fact, the Act itself should have provided the productive transformation of the land alongwith the involvement of people in such a process.
The Land Acquisition Policy: Villages not Integrated with Development Process

The Land Acquisition Policy which provided for the alternative plot where land was acquired for Planned Development of Delhi, failed either to involve the natives of Delhi in the development process or to develop their village abadis.

Inefficient Spatial structure of Native Villages

While the agricultural fields were acquired for the planned development, the village abadis were left to develop into slums without their any planning. Such villages, interestingly were given the names of urban villages. The Kotla Mubarakpur near Defence Colony, Shahpur Jat near Siri Fort, Mehrauli, Zamrudpur near Greater Kailash-I, are few examples where posh urban areas have been established on the agricultural land of these villages without developing the village abadis themselves. Surrounded by these colonies, again, these villages are modern slums without any proper roads, drainage, ventilation etc.

Such a policy has worked against the Planned Development of Delhi, at least, in two ways. First, amidst the planned colonies, these unplanned parts present an entirely different scenario of quality of living which is far below that of the surrounding colonies by modern standards. Due to in-built spatial structure they would remain so, for a long time to come. From economic point of view, it is improper utilization of the land whose potential was much higher resulting in a social loss.

Natives Not Involved in the Development Process

One of the most striking features of land acquisition process and policy has been to ignore the villagers of Delhi in its development process. These people were just given the compensation of land without their effective involvement in the urban life which appeared before them in relatively shorter time. The result was that many people who owned large areas became richer as compared to their previous life standards and without any guidance on investment, drained their resources either on conspicuous consumption or on unproductive activities. In many cases, the people stopped involving themselves in any productive activity and rather became idle. In a way their contribution to productivity of the Society declined paradoxically with the process of development of Delhi.
The development of Delhi was not to be understood merely as an exercise in town planning but a process which would make the people and resources of Delhi more productive and wholesome. There should have been the acquisition of whole village abadi itself along with the agricultural fields with planning of alternatives of better residential and occupational facilities. Here also, the land acquisition policy left much to be desired. Instead, industrial activities were allowed in these villages to further deteriorate the living environment there.

Ecology of Delhi Ignored

The Land Acquisition has not given preference to the ecology of the city. The area to be developed as green should have been acquired first and converted into green belt.

Land Acquisition Process Not Properly Integrated with Overall Development of the Metropolis

And finally, the land acquisition process should have been integrated into the overall development of the city in a broader way rather than simple construction of residential and commercial complexes.

Policy Recommendations

The following are the policy recommendations based on the results of the study of land acquisition process in Delhi from 1948 to 1989.

If the State opts for the planned development of a city it should formulate its administrative processes and laws for the acquisition of land on a large scale that are in harmony of the economic and social processes that would be generated in the course of development. The law should be based on the understanding of the dynamics of development and should be such so as to promote the overall development of the city in the given framework of the Objectives of the State Policy.

The basic structure and the administrative process of the L.A. Act, 1984 are simply not meant for its application to large-scale planned development of a city. The Act should
be specifically enacted for the purpose with the provision to acquire the proposed land within 6 months with simultaneous payment of compensation to the land owner at a rate comparable to actual market rate. The process of law should be quick, simple and indiscriminatory.

* A scientific and rational way of determining the market value should be formulated based on sufficient knowledge of market forces operating in the system.

* For practical purposes, in case of large scale acquisition, the minimum market prices can be determined for the various zones based on a scientific method periodically and the actual market value may be determined taking into consideration the location and specification of the land to be acquired within a zone. This kind of system will minimize the arbitrariness in the determination of market value for economic reasons.

The actual market rates will not only duly compensate the land-owners but would also make it possible for the State to alienate them from the land without any coercion and thereby increasing its legitimacy. This would also prevent unauthorized colonization, generally done for economic gains.

* The acquisition policy, when the land on which livelihood of the land-owner is involved, should not merely compensate the land-owner by way of monetary compensation but by some more comprehensive way of rehabilitating the land owner also.

* The natives whose land is to be acquired should be purposefully involved in the overall development process.

* While acquiring the agricultural land of a village, the abadi area should be acquired and the residents should be provided with developed and planned residential areas integrated with new occupational avenues.

* In acquisition of land, preference should be given to the roads and lanes. In case of existing roads, land should be first acquired to widen the roads and remove all such areas of congestion existing in the Old City. The areas around all transportation points should be acquired and developed on a priority basis.
The acquired land should be developed as quickly as possible and afforestation may be undertaken in the interim period. The area to be kept green may also be acquired in the first place.

The people of the area should be fully informed about the objectives of the land acquisition policy in order to involve them in the overall development process.

The law should try to completely eliminate the litigation regarding the rates of market value and compensation of the acquired land.

Areas For Further Research

Based on the insights of the present study, the following are the areas where further research for developing formal theoretical models may be undertaken:

- **Time-lag demand & supply models of large-scale land acquisition.** What should be the relation between time and acquisition of land & its development.

- **Models for determination of rates of market value & compensation of land.** How the rates of market value & compensation should be determined and their economic & social bases.

- **Spatial models of land acquisition.** How the land should be acquired in space and what should be its spatial pattern.

- **Preferential models of land acquisition.** Land for which purpose should be preferred for acquisition in the overall scheme of Land acquisition.

- **The Models of administrative and legal processes and Acts for large scale land acquisition for planned development of Urban areas.**