

Chanakya National Law University, Patna
B.A., LL.B. (H) & B.B.A., LL.B. (H) 2022-23; SEMESTER VII

Course Title: Land Laws

Course Overview

The curriculum is designed to focus on the laws related to land. The land laws have acquired a new perspective today because of developmental agenda. The land holders' relationship with land is undergoing a change due to several new factors coming into play. Large scale development projects have affected the land sector in many ways. This includes acquisition of Land for development projects, land acquired for housing purposes and land acquired by various builders for construction of commercial as well as residential projects. All these have resulted in renewed focus on every aspect of land use and development. The syllabus has been broadly divided into six units dealing with various aspects of land laws.

Module one deals with Right to Fair Compensation; Transparency in Land Acquisition, Rehabilitation & Resettlement Act, 2013.

Module two focuses on Social Impact Assessment, Public purpose, Provision to Safeguard Food Security.

Module three deals with Land Revenue Acts

Module four covers Revenue Appellate Tribunal, Appeal & Revision, Land & Land Revenue, Record of Rights, Realisation of Land Revenue.

Module five Land Reforms in India, 9th Schedule of Indian Constitution and Judicial Scrutiny.

Module six deals with Real Estate Regulation & Development Act, 2016

Module seven covers deals with Model Tenancy Laws.

Learning Outcomes

The course aims to examine the various laws governing the land in India. Land is a precious and finite resource which should be used for benefit of all stakeholders. With this view in mind, the syllabus has been designed to have a basic idea about the various nuances involved with land acquisition and its use for good of everyone.

The syllabus has been designed in such a way to throw a light on various facets of land laws. However the scope of the paper is not confined or limited to syllabus but issues and concerns outside the syllabus will also be examined.

On completion of the course, students will be able to:

1. Understand Various land laws which govern the acquisition of land, rehabilitation and resettlement
2. Analyse better the aspects of governmental policies and their relation to land.
3. Critically analyse the various processes related to land acquisition, land revenue and rehabilitation and resettlement aspects.

List of Topics/ Modules

Topic/ Module	Contents/ Concepts	Sessions / Lectures
Module I:	It covers Social Impact Assessment, Public purpose and other issues related with land. Social impact assessment, a mandatory provision of the Resettlement Act of 2013 is important from the point of view of understanding the problems which may arise due to land acquisition.	1-15

Module II:	Module 2 covers Provision to Safeguard Food Security, Notification & Acquisition , Rehabilitation & Resettlement Award .•	16- 25
Module III:	Module 3 deals with Constitution of Revenue Officers , Powers and Procedure of Revenue Officers•	26-35
Module IV:	Module 4 deals with General Provisions Regarding Tenancies , Conferment of Ownership on Tenants , Ceiling on Land Holdings , Restrictions on Holding or Transfer of Agricultural Lands .	36-40
Module V:	Deals with Land Reforms in India, 9th Schedule of Indian Constitution and Judicial Scrutiny .	41-45
Module VI:	Module 6 deals with Real Estater (Regulation and Development Acr, 2016.Registration of Real Estate Project ,Registration of Real Estate Agents , Functions & Duties of Promoter , Rights and Duties of Allottees ,Real Estate Regulatory	46-55

	Authority ,Real Estate Appellate Tribunal , Offences and Penalties.	
Module VII:	Module 7 deals with newly enacted Model Tenancy Laws	56-60

Recommended/Reference Text Books and Resources:

Text Books

- 1. Land Laws in India. Astha Saxena. Routledge India**
- 2. Land Laws Under the Constitution of India. Dr. N. Maheswara Swamy. Asia Law House.**

References

- . Constitution of India, 9th Schedule. The text reading would be supplemented by analysis of relevant case laws and materials.
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Web Resources

Instructor Details

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