

## **IL – 408: Land Laws**

### **Unit – I: Land Reforms**

- a. Land Reforms Enactments
- b. Constitutional Provisions: Article 31A, 31-B, 31-C and Schedule IX, Article 300-A
- c. Doctrine of *Eminent Domain*
- d. Land Ceiling Legislation
- e. Assessment of Non Agricultural Land

### **Unit – II: The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013**

- a. Purpose and object to replace Land Acquisition Act 1894 by 2013 Act
- b. Procedure for Acquisition for public purpose and for companies: Notification, Declaration, Notice to person interested
- c. Compensation, Award by the collector
- d. Provisions relating to rehabilitation and Resettlement

### **Unit – III: Eviction and Dispute Settlement Mechanism**

- a. Grounds of eviction: Non-payment of Rent, Sub-letting, Change of user, Material, alterations, Non-occupancy, Nuisance, Dilapidation, Bonafide requirement of the landlord, Alternative accommodation, Building and re-construction and Limited Tenancy
- b. Settlement of rent disputes

### **Unit – IV: Miscellaneous:**

- a. The Bhoodan movement and its legislation
- b. Tenancy Law: Object, Reasons and Salient Features
- c. The Benami Transaction Act, 1988: Salient Features
- d. Millennium Reform
- e. RERA [Real Estate Regulation Act] : Object, Reasons and Salient Features

### **Suggested Readings**

- a. Constitution of India – V.N. Shukla
- b. Law of Acquisition of land in India – P.K. Sarkar
- c. The Right to Fair Compensation and Transparency in *Land Acquisition*,
- d. *Rehabilitation and Resettlement Act, 2013*
- e. The Gujarat Rents, Hotel & Lodging House Rates Control Act, 1947
- f. Law of Rent Control in India – K.T.S. Tulsi