



Course Syllabus
Gyanmanjari Institute of LAW
Semester-3 (LL.B)

Subject: Land Laws including Tenure & Tenancy System – LAWLL13516

Type of course:

Prerequisite: Transfer of Property Act, 1882 – especially rules on sale, lease, and gifts of immovable property. Students have also Knowledge of Article 300A of Indian Constitution.

Rationale: This Law provide a **multi-disciplinary and practical foundation** that enables students to grasp land law not just as a set of rules, but as a **dynamic system** impacting property rights, governance, social equity, and development. Without this foundational knowledge, students may struggle to understand the **legal, historical, and socio-economic** dimensions that shape land legislation and its implementation.

Teaching and Examination Scheme:

Teaching Scheme			Credits	Examination Marks					Total Marks
CI	T	P	C	Theory Marks		Practical Marks		CA	
				ESE	MSE	V	P	ALA	
05	01	00	06	100	30	00	00	20	150

Legends: CI-Classroom Instructions; T – Tutorial; P - Practical; C – Credit; SEE - Semester End Evaluation; MSE- Mid Semester Examination; V – Viva; CCE-Continuous and Comprehensive Evaluation; ALA- Active Learning Activities.

Course Content:

Sr. NO	Course Content	Hrs.	% Weight age
1	The Land Acquisition Act 1894 • Introduction & Definitions • Acquisition of Land • Reference to the Court • Case Law	15	25
2	The Registration Act, 1908 and its Amendments • Introduction & Definitions • Documents of which Registration is Compulsory • Documents of which Registration is Optional • Time limit for Registering Documents • Effects of Non-Registration Documents • The Urban Land Act 1976	15	25
3	Law of Land Reform • Alteration of the Land Tenure System: Laws relation to abolition of intermediaries and tenancy reform • Land administration, Records and titling • Law of Land Redistribution	15	25
4	The Right to fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 • Introduction, object, application and definitions of the Act • Special Impact Assessment • Special Provisions for Food Security and Multi-cropped land • Rehabilitation & Resettlement Award • Authority and Payment of Compensation • Temporary Occupation of Land, Offence & Penalty	15	25

Continuous Assessment:

Sr. No	Active Learning Activities	Marks
1	Pitch Discussion: Faculty will Provide General Overview and Problems of Land laws. Students have to note down their overview and prepare a presentation. Students have to Upload on GMIU Web Portal.	10
2	General Debate: Students have to Prepare a Debate on Land Reforms. They Have to Upload Written copy on GMIU Web Portal.	10
Total		20

List of Suggested Tutorials

Sr. No	Suggested Tutorials
1	General information of Land law and Revenue Departments.
2	Discussion on Concept of Land Laws and Registration Law.
3	Discussion on Registration Process and Powers and Duties of Registrar.
4	Recently Amendments of Land Laws.
5	Case Study of Land Laws.
6	Landmark Judgement Discussion of Land Laws.
7	Students Presentation on Land Reforms and their View on Required changes in Land Laws.
8	Industrial Visit: Collector Office, Registrar office.

Suggested Specification table with Marks (Theory): 60

Distribution of Theory Marks (Revised Bloom's Taxonomy)						
Level	Remembrance (R)	Understanding (U)	Application (A)	Analyze (N)	Evaluate (E)	Create (C)
Weightage	40%	40%	-	10%	10%	0%

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.

Course Outcome:

After learning the course, the students should be able to:	
CO1	Understand the historical context and objectives of the Land Acquisition Act, 1894, and explain its scope and key definitions such as "public purpose," "person interested," and "Collector."
CO2	Describe the statutory time limits for presenting documents for registration under Section 23 and related provisions, including the scope of condonation for delays.
CO3	Examine the legal and policy mechanisms of land redistribution, including land ceiling laws, and assess their effectiveness in achieving agrarian justice and socio-economic equality.
CO4	Explain the structure and content of Rehabilitation and Resettlement (R&R) awards under the Act, and evaluate the rights and entitlements of affected families.

Instructional Method:

The course delivery method will depend upon the requirement of content and the needs of students. The teacher, in addition to conventional teaching methods by black board, may also use any tools such as demonstration, role play, Quiz, brainstorming, MOOCs etc.

From the content 10% topics are suggested for flipped mode instruction. Students will use supplementary resources such as online videos, NPTEL/SWAYAM videos, e-courses. The internal evaluation will be done on the basis of Active Learning Assignment.

Practical/Viva examination will be conducted at the end of semester for evaluation of performance of students in the laboratory.

Reference Books:

[1]The Land Acquisition Act, 1894 with State Amendments: Law Publishers (India)Pvt.Ltd, Allahabad

[2] Land Laws : Dr.N. MaheswaraSwamy

[3]Land Laws : Jamanadas& Co.

[4]Land And Property Judgements : AsthaSaxena

