



Gyanmanjari
Innovative University

Course Syllabus

Gyanmanjari Institute of LAW

Semester-3(LL.B)

Subject: Land Laws including Tenure & Tenancy System- LAWLL13516

Type of course: Major (Core)

Prerequisite: Before studying the Transfer of Property Act, 1882 (TPA), students should have a basic understanding of the Indian legal system, the law relating to property, and the distinction between movable and immovable property. Knowledge of the general principles governing the transfer of property, ownership, possession, and the rights and liabilities of parties to a transfer is essential. Students should also be familiar with the concepts of transfer, consideration, title, and registration under the relevant property laws.

Rationale: This Law provides 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		CA	
				ESE	MSE	ALA	
05	01	00	06	100	30	20	150

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



Course Content:

Sr. NO	Course Content	Hrs.	% Weight age
1	Land Reforms: • Land Reforms Enactments • Constitutional Provisions: Article 31A, 31-B, 31-C and Schedule IX, Article 300-A • Doctrine of Eminent Domain • Land Ceiling Legislation • Assessment of Non Agricultural Land	15	20
2	The Right to Fair Compensation and Transparency in Land Acquisition: • Purpose and object to replace Land Acquisition Act 1894 by 2013 Act • Procedure for Acquisition for public purpose and for companies: Notification, Declaration, Notice to person interested • Compensation, Award by the collector • Provisions relating to rehabilitation and Resettlement	15	20
3	Eviction and Dispute Settlement: • 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 • Settlement of rent disputes	15	20
4	Introduction to Tenancy Law and Benami Transaction Act: • The Bhoodan moment and its legislation • Tenancy Law: Object, Reasons and Salient Features • The Benami Transaction Act, 1988: Salient Features • Major amendments introduced in 2016 • Powers and Functions of Authorities • Procedure for Attachment and Confiscation	15	20



	• Penalties and Punishments		
5.	Introduction to Real Estate Regulation Act: • Millennium Reform • RERA [Real Estate Regulation Act] : Object, Reasons and Salient Features • Compulsory Registration of Real Estate Projects • Registration of Real Estate Agents • Functions and Duties of Promoters • Rights and Duties of Allottees • Functions and Powers of RERA • Offences, Penalties and Punishments	15	20

Continuous Assessment:

Sr. No	Active Learning Activities	Marks
1	Pitch Discussion: Faculty will Provide General Overview and Problems of Land laws. Eg. Eviction & Rent Disputes. Students have to note down their overview and Students have to Upload on GMIU Web Portal.	10
2	Case Law: Students will be provided Landmark case laws. Students have to research from the authenticated sites and prepare a case brief. Students have to Upload Written copy on GMIU Web Portal.	10
Total		20

List of Suggested Tutorials

Sr. No	Suggested Tutorials	Credits- 1 (15 hours)
1	Introduction to Land Laws and Revenue Administration – Study the meaning, scope and objectives of Land Laws in India. Discuss the structure, functions and role of the Revenue Department in land administration and governance.	1
2	Discussion on the Concept of Land Laws and Registration Law – Explain	1



	the concept, objectives and importance of Land Laws and the Registration Law. Discuss their significance in regulating ownership, transfer and protection of immovable property.	
3	Preparation of a 5-page PDF explaining the objectives, important provisions, and impact of any one land reform law applicable in your State or India.	2
4	Group Presentation– Analyze the recent amendments and policy changes relating to Land Laws and Registration Laws. Discuss their impact on land administration, property transactions and public interest.	2
5	Case Study on Land Laws – Analyze practical case studies involving disputes relating to ownership, transfer, possession and registration of land. Discuss the application of statutory provisions and judicial principles.	1
6	Prepare a short research paper (4–5 pages) on the concept of Benami Transactions, discussing its objectives, legal provisions, and penalties.	2
7	Obtain a sample 7/12 Extract, Record of Rights (RoR), or Property Card. Identify and explain the important entries in a short report.	2
8	Prepare 15 multiple-choice questions (MCQs) with answers on the Transfer of Property Act and other land laws.	1
9	Presentation on Registration of Sale Deed, Gift Deed, Mortgage and Lease – Explain the legal requirements and procedure for registration of Sale Deeds, Gift Deeds, Mortgages and Lease Deeds. Discuss the importance of proper registration for creating and protecting legal rights.	1
10	Seminar on understanding Stamp Duty, Valuation and Market Value Determination – Study the concepts of stamp duty, property valuation and market value determination under the relevant laws. Discuss their importance in property registration and prevention of undervaluation and revenue loss.	2
Total		15

Suggested Specification table with Marks (Theory):100

Distribution of Theory Marks						
(Revised Bloom's Taxonomy)						
Level	Remembrance (R)	Understanding (U)	Application (A)	Analyze (N)	Evaluate (E)	Create (C)
Weightage	20%	20%	20%	20%	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	Understanding the historical context and objectives of the Land Acquisition Act, 1894, and explaining its scope and key definitions such as "public purpose," person interested and "Collector."
CO2	Analyzing the structure and content of Rehabilitation and Resettlement (R&R) awards under the Act, and evaluating the rights and entitlements of affected families.
CO3	Applying the legal and policy mechanisms of land redistribution, including land ceiling laws, and assessing their effectiveness in achieving agrarian justice and socio-economic equality.
CO4	Remembering the statutory time limits for presenting documents for registration under Section 23 and related provisions, including the scope of condonation for delays.
CO5	Evaluating and identifying legal issues arising in land disputes, title verification and property transactions.

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] Jamnadas & Co. (2023). *Land laws* (12th ed.). C. Jamnadas & Co.
- [2] Law Publishers (India) Pvt. Ltd. (2023). *The Land Acquisition Act, 1894 with State amendments* (25th ed.). Law Publishers (India) Pvt. Ltd.
- [3] Sarkar, P. K. (2023). *Law of acquisition of land in India* (8th ed.). Eastern Law House.
- [4] Shukla, V. N. (2024). *Constitution of India* (14th ed.). Eastern Book Company.
- [5] Swamy, N. Maheswara. (2023). *Land laws* (6th ed.). Asia Law House.
- [6] Tulsi, K. T. S. (2022). *Law of rent control in India* (5th ed.). Universal Law Publishing.

