



BHAGWAN MAHAVIR UNIVERSITY

**Effective From
(2023-2024)**

Bhagwan Mahavir College of Legal Education

BBA LL.B 5 year course

Semester: VIII

Subject Code	Subject Title	Teaching Scheme					
		(Hours/Week)		Credits	Examination Marks		Total Marks
		Theory	Tutorial		Internal	External	
1BL349T	Land Laws including Tenure & Tenancy System	4	0	4	50	50	100

Duration of exam: 2:30 hours

COURSE OBJECTIVES:

<ul style="list-style-type: none">To understand land law evolution, concepts of land rights in India and Gujarat.
<ul style="list-style-type: none">To study classification and legal basis of land tenure in Gujarat.
<ul style="list-style-type: none">Cover major tenancy concepts, rights/duties and forms of tenancy prevalent in Gujarat.
<ul style="list-style-type: none">Study principal land statutes and rules governing land rights in Gujarat.
<ul style="list-style-type: none">To explore procedures for land disputes, reforms, and modern challenges.

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COURSE OUTCOMES:

Sr. No.	CO statement	Marks % weightage
1	Students will be able to define land law, appreciate its socio-historical context and identify sources.	20
2	Students will distinguish different forms of tenure and understand the classification in Gujarat.	20
3	Students will understand core rights/duties of tenants and types of tenancy legal positions.	20
4	Students will learn statute-wise land rules with focus on Gujarat legal system.	20
5	Students will be able to analyze modern challenges in land law and understand dispute resolution.	20

DETAIL CONTENT:

Sr.No.	Topic	Total Hrs.
UNIT-1	1. Introduction & Historical Background 1.1 Definition, Nature, Scope and importance of Land Law 1.2 Historical Development -Ancient & medieval period land systems in India 1.3 Land under British rule: Zamindari, Ryotwari & Mahalwari systems 1.4 Land Law in Post-Independence India -Constitutional philosophy relating to land reforms -Agrarian reforms and objectives of social justice 1.5 Sources of Land Law -Statutes -Customary right	9

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UNIT-2	2. The Gujarat Land Revenue Code, 1879 2.1 Object, application and definition of Code 2.2 Land Tenure and assessment of Land Revenue 2.3 Appointment, Powers and functions of Revenue Officers Land and Land Revenue of the Grant, 2.5 Use and Relinquishment of Unalienated Land 2.5 The Settlement of Boundaries and The Construction and Maintenance of Boundary Marks 2.6 Record of Rights -Nature and contents -Mutation entries and their evidentiary value 2.7 Realization of The Land Revenue and Other Revenue Demands 2.8 Procedure of Revenue Officers 2.9 Appeal and Revision 2.10 Miscellaneous provisions	12
UNIT-3	3. The Gujarat Agriculture Land Ceiling Act, 1960 3.1 Historical background, object, application and definitions under the Act 3.2 Ceiling on holding of land, Exempted land, Prohibition on holding land beyond ceiling limits 3.3 Restrictions on transfers and acquisitions, and consequences of contravention 3.4 Surplus land, selection of land, Procedure of determining surplus land. 3.5 Declaration of surplus land and payment of compensation 3.6 Distribution of surplus land 3.7 Allotment of land vesting in the State Government under this Act 3.8 Procedure. Appeals and Revision	12

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UNIT-4	<p>4. The Land Acquisition Act- The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, is repealing the old Land Acquisition Act. 1894.</p> <p>4.1 Object, application and definitions 4.2 Comparative study of the old Land Acquisition Act of 1894 and the New Land Acquisition 4.3 Determination of social impact assessment and public purpose 4.4 Notification and acquisition 4.5 Rehabilitation and resettlement award 4.6 Procedure and manner rehabilitation and resettlement award 4.7 National Monitoring Committee 4.8 Authorities under the Act 4.9 Apportionment of compensation 4.10 Temporary occupation of land 4.11 Offences and penalties 4.12 Miscellaneous provisions</p>	12
UNIT-5	<p>5. The Gujarat Tenancy and Agricultural Land Act, 1948</p> <p>5.1 Preliminary - Definitions 5.2 General Provisions regarding Tenancies 5.3 Special Rights and Privileges of Tenants and provisions for distribution of land for personal cultivation 5.4 Termination of Tenancy for personal cultivation and non-agricultural use - Purchase of Land by Tenants - Restriction of holding land in excess of ceiling area 5.5 Management of estates held by landholders 5.6 Restrictions on transfers of agricultural lands, management of uncultivated lands and acquisition of estates and lands 5.7 Procedure and Jurisdiction of Tribunal, Mamlatdars and Collector- Appeals and Revision 5.8 Offences and Penalties 5.9 Miscellaneous provisions The Mamlatdars' Courts Act, 1906</p>	15



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Reference Books

- Aggarwal, O. P., Commentaries on the Land Acquisition Act, 8th Edition, 2009.
- Beverly H., Land Acquisition Act, 9th Edition, Volume I, 2008.
- Sarkar, P. K., Law of Acquisition of Land in India, 3rd Edition, 2012.
- Rao, S., Land Acquisition and Compensation Act, 8th Edition, 2001.
- Bhattacharya, R., Land Reforms Referencer, 1st Edition, 2010.
- Mulla, The Transfer of Property Act.
- Sinha, R. K., Land Laws Including Tenures and Tenancy System.
- Swamy, N. Maheshwara, Land Reforms and Tenancy Laws in India.
- Bare Acts on Land Laws (Gujarat and Bombay/Mumbai State), latest editions.

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