

**COURSE-IV: OPTIONAL – VI:  
LAND LAW**

Land plays an important role in the lives of individuals because of which it is elevated to the level of a constitutional status. Of late there is a shift in the approach of the State towards land which is reflected in the laws and their interpretation. Apart from introducing the students to the basic legal regime applicable to land, it is important to introduce them to diverse aspects of land dealings like land revenue, prohibition of transfer, acquisition, conversion, compensation, rehabilitation, resettlement etc. This course is designed towards this end.

**UNIT –I**

*The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013*- Determination of social impact and public purpose; provision to safeguard food security; notification and acquisition; rehabilitation and resettlement award and procedure.

**UNIT –II**

*The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013*—Utilisation, conversion ; National Monitoring Committee; Acquisition, Rehabilitation and Resettlement Authority; apportionment of compensation and payment of compensation.

**UNIT –III**

*The Karnataka Land Revenue Act 1964*- Revenue officers and their procedure, *Revenue Appellate Tribunal, Appeal and Revision*, Land and land revenue, Record of rights, realisation of land revenue.

**UNIT –IV**

*The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 and Rules 1979*

*The Karnataka Land Reforms Act, 1961* – general provisions regarding tenancies, conferment of ownership on tenants, ceiling on land holdings, restrictions on holding or transfer of agricultural lands, co-operative farms, fragmentation and consolidation of holdings.

**UNIT –V**

*The Real Estate (Regulation and Development) Act, 2016*- registration of real estate project and registration of real estate agents, functions and duties of promoter, rights and duties of allottees, the real estate regulatory authority, the real estate appellate tribunal, offences, penalties and adjudication.

*The Karnataka Real Estate (Regulation and Development) Rules, 2017*

**Books Prescribed.**

S.G.Biradar, *Land Acquisition- A Paradigm Shift*, KAS Officers' Research and Training Institute, Bangalore.

Relevant Statutes and Rules.