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Name.....

FIVE YEAR B.A./B.B.A./B.Com., LL.B. (HONOURS) DEGREE EXAMINATION, APRIL 2024

Fourth Semester

FL 9—LAND LAWS INCLUDING TENURE AND TENANCY SYSTEM

(2021 Admissions—Regular/2018 to 2020 Admissions—Supplementary)

Time : Three Hours Maximum : 75 Marks

Part A

Write short notes on any **five** *of the following.*
Each question carries 3 *marks.*

1. Eminent domain.
2. *Kudikidappukaran.*
3. Land Tribunal.
4. Small holder.
5. Award by Collector.
6. Kerala Land Utilisation Order, 1967.

(5 × 3 = 15 marks)

Part B

Answer any **three** *questions.*
Each question carries 10 *marks.*

7. Mr. 'X' is a tenant on a piece of land that is being acquired by the government for a public infrastructure project. What rights and protections does the 'Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013' provide to tenants in cases of land acquisition ?
8. Ms. 'A' inherited a piece of agricultural land from her father, who was a member of the Scheduled Caste Community. Can she sell the land to a person who does not belong to a Scheduled Caste ? Explain the relevant statutory provisions regarding the sale of land by Scheduled Caste members.
9. The State Government wants to acquire a residential area to develop a public park for the community. The residents of the area are opposed to the acquisition and claim that it does not serve a genuine public purpose. Examine the legal principles and judicial precedents that can be applied to determine whether the acquisition is for 'public purpose'.
10. A large number of encroachments have been reported in an ecologically fragile land in Kerala, which is a designated wildlife sanctuary. Explain the legal mechanisms available to the government to address these encroachments and ensure the protection and conservation of the area.

(3 × 10 = 30 marks)

Turn over

Part C

Answer any **two** *questions.*
Each question carries 15 *marks.*

11. Discuss the provisions of the 'Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013' regardign the process of land acquisition in Kerala. What are the steps involved, and what safeguards are in place to protect the rights of landowners ? What is "fair compensation" under the Act ? What factors are considered in determining fair compensation for land acquisition ?

12. Discuss the historical background, objectives and key provisions of the Kerala Land Reforms Act, 1963, and its significance in the context of land redistribution and agrarian reforms in the state. How and to what extent the concept of "land ceiling" an envisaged in the Act is effective in curbing land concentration and promoting equitable distribution of agricultural land ?

13. Discuss the key legislative measures in Kerala aimed at the conservation of land and natural resources with special emphasis on "The Kerala Conservation of Paddy Land and Wetland Act, 2008".

(2 × 15 = 30 marks)