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Reg. No.....

Name.....

**FIVE YEAR B.A./B.B.A./B.Com., LL.B. (HONOURS) COURSE DEGREE
EXAMINATION, OCTOBER 2023**

Fourth Semester

FL 9—LAND LAWS INCLUDING TENURE AND TENANCY SYSTEM

(2020 Admissions—Regular/2018 and 2019 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. Real property under English law.
2. Constitutional right to property.
3. Deemed tenants.
4. Fixity of tenure.
5. Taluk Land Board.
6. Coastal zone management.

(5 × 3 = 15 marks)

Part B

Answer any three of the following problems.

Each question carries 10 marks.

7. A group of tribal people in Kerala are being displaced due to a land acquisition for a hydroelectric power project. What provisions does the 'Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013' offer for the protection and resettlement of tribal communities affected by land acquisition ?
8. Mr. 'X', a tenant farmer, has been cultivating agricultural land in Kerala for the past 25 years. He received an eviction notice from the landlord who wants to resume possession. Discuss the rights and protections available to Mr. 'X' under relevant statutory provisions.

Turn over

9. A private company, with the support of the state government, wants to acquire land for the construction of a manufacturing plant, arguing that it will generate employment opportunities for the local community. However, some of the landowners challenge the acquisition, claiming that it does not fulfill the requirement of public purpose. Analyze the legal provisions and judicial decisions related to land acquisition for industrial development. Discuss the criteria that must be satisfied to establish a valid public purpose in such cases.
10. A group of local residents wants to challenge the government's decision to declare a particular area as ecologically fragile land due to concerns regarding their livelihoods. Explore the legal avenues available to the residents to challenge the declaration and discuss the factors that the court would consider in deciding the case.

(3 × 10 = 30 marks)

Part C

Answer any two of the following questions

Each question carries 15 marks.

11. Analyze the key provisions of the 'Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013', and their impact on safeguarding the rights of landowners and affected communities in the process of land acquisition. What is the significance of the "consent clause" in the Act? Explain the conditions under which consent is required for land acquisition.
12. Examine the concept of "*Kudikidappu*" under the Kerala Land Reforms Act, its scope, and its significance in safeguarding the rights of tenants. Assess the benefits and challenges associated with this provision. What are the remedies available to *Kudikidappukaran* under the Act?
13. Critically examine the legal framework governing the conservation of land and natural resources in Kerala with a focus on the 'Kerala Conservation of Paddy Land and Wetland Act, 2008.'

(2 × 15 = 30 marks)