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Reg. No.....

Name.....

**THREE YEAR UNITARY LL.B. DEGREE EXAMINATION, SEPTEMBER 2025**

**Second Semester**

**UL 9—LAND LAWS INCLUDING TENURE AND TENANCY SYSTEM**

(2024 Admissions— Regular, 2019-2023 Admissions—Supplementary/ 2018 Admissions—  
First Mercy Chance)

Time : Three Hours

Maximum : 75 Marks

**Part A**

*Answer any five questions.*

*Each question carries 3 marks.*

1. Explain the scope of the doctrine of eminent domain in India
2. 'Right to property is a legal right but not a Fundamental Right'—Discuss.
3. What do you mean by Kanam-Kuzhikkanam under the Kerala Land Reforms Act, 1963.
4. Examine the scope of special provisions provided in the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, to safeguard food security.
5. What do you mean by paddy land as per the provisions of the Kerala Conservation of Paddy Land and Wetland Act, 2008.
6. Write a note on Coastal Zone Management in Kerala.
7. Explain the provisions relating to settlement of disputes under the Kerala Private Forests. (Vesting and Assignment) Act, 1971.

(5 × 3 = 15 marks)

**Turn over**

**Part B**

*Answer any three questions.*

*Each question carries 10 marks.*

8. Mr. X unauthorizedly occupied the land of the government and started cultivating. Discuss what measures can be taken against Mr. X and the crops raised on the said land as per the provisions of the Land Conservancy Act, 1957.
9. Mr. A is a mortgagee who claims he shall be treated as a deemed tenant under the Kerala Land Reforms Act, 1963. Discuss under what circumstance a mortgagee can claim so.
10. Mr. B is a member of a landless scheduled tribal family. Whether he can claim the assignment of land from the Government of Kerala ? Explain on the basis of relevant statutory provisions.
11. A preliminary notification of the acquisition of land was issued as per the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. However, subsequently, the appropriate government failed to issue a declaration in this regard even after 15 months. What is the legal consequence of such a failure ?

(3 × 10 = 30 marks)

**Part C**

*Answer any two questions.*

*Each question carries 15 marks.*

12. What do you mean by Social Impact Assessment ? Explain its significance and procedure for its preparation.
13. Examine the salient features of the Land Utilization Order.
14. Discuss in detail the legal frameworks available in India for the protection of ecologically fragile lands.

(2 × 15 = 30 marks)