

Sixth Semester LL.B. Three Years Course (C.B.S.) Examination**LAND LAWS****Compulsory Paper—3**

Time : Three Hours]

[Maximum Marks : 80

Note :—(1) All sections are compulsory. Section A carries **10** marks, Section B carries **30** marks and Section C carries **40** marks.

(2) Follow the instructions given in each section.

(3) Marks are indicated against each question.

SECTION—A

1. Choose the correct alternative (any **TEN**) :

(i) Which of the following works amount to improvement ?

(a) Construction works for drainage of land

(b) Construction works for protection of land from floods, erosion and other damage from water

(c) Works for storage, supply or distribution of water for agriculture

(d) All above

(ii) Mark the correct statement :

(a) Final plot means a plot allotted in a final town planning scheme

(b) A Regional Plan cannot be revised earlier than ten years from the date of its operation, but the State Govt. may make any modification at any time

(c) For conducting preliminary survey, the authorized officer may enter upon the land, conduct surveys, mark the levels and cut down any standing crop, fence or jungle if survey cannot be conducted without doing so

(d) All the above are correct

(iii) A “pardi land” is :

(a) Cultivated or cultivable land

(b) Situated within a village site appertaining to houses

(c) Both (a) and (b) are correct

(d) Neither (a) nor (b) are correct

(iv) A defaulter may be arrested for recovery of arrears of land revenue, however :

(a) No arrest shall be made unless default is willful

(b) No arrest shall be made unless defaulter is given an opportunity to show cause

(c) Both (a) and (b) are correct

(d) None of the above

(v) Heritage building means a building possessing :

(a) Architectural value, and which is declared as heritage building by the Planning Authority

(b) Architectural value, aesthetic value or historical value which is declared as heritage building by the Planning Authority

(c) Architectural, aesthetic, historical or cultural value which is declared as heritage building by Planning Authority

(d) Architectural, aesthetic, historical or cultural value which may or may not be declared as heritage building by the Planning Authority

- (vi) Under Land Acquisition Act, 1894, the land may be acquired for an industrial concern if :
- it is owned by an individual or by association of individuals
 - it employs not less than 100 workmen, ordinarily
 - it requires land for erection of dwelling houses for its workmen
 - All above conditions must be fulfilled
- (vii) The Planning Authority is vested with power to stop any development if :
- Such development is unauthorized
 - Such development is in progress and not completed
 - Such development is unauthorized and is being carried out but not completed
 - Such development is unauthorized, whether in progress or completed
- (viii) With regard to provisions of Maharashtra Land Revenue Code 1966, which of the following statements is wrong ?
- An appeal against the order passed by Sub Divisional Officer shall lie to Divisional Commissioner
 - An order passed by Superintendent of Land Records may be challenged before Director of Land Records by filing an appeal
 - No appeal lies from an order granting stay
 - No appeal lies from an order rejecting an application for revision or review
- (ix) The award passed by Collector under Section 11 of Land Acquisition Act, 1894 contains :
- Amount of compensation allowed
 - Both true area of land and amount of compensation
 - True area of land, amount of compensation and apportionment of compensation
 - Amount of compensation and apportionment of compensation
- (x) "Arable land" means a land which :
- is fit for cultivation
 - is unfit for cultivation
 - is fit for cultivation and in fact cultivated
 - is fit for cultivation whether in fact cultivated or not
- (xi) Which of the following decisions of Arbitrator are not appealable ?
- Compensation payable for loss of area of the original plot
 - Exemption from payment of contribution
 - Amount of compensation
 - None of above
- (xii) If any person unauthorizedly fells and appropriates any tree belonging to Government, he shall be liable to :
- Pay penalty for such appropriation
 - Pay the value of the tree so felled and appropriated
 - Pay penalty as also the value of the tree so felled and appropriated
 - None of above

(xiii) In respect to Land Revenue, which of the following statements is wrong ?

- (a) The land revenue is assessed with reference to use of land
- (b) The land may be put to agricultural, residential, industrial and commercial purpose
- (c) Assessment of land revenue is fixed by Survey Officer
- (d) Assessment is fixed for a period not exceeding ninety nine years

(xiv) The term “agriculture” as defined in Section 2(1) of Maharashtra Regional and Town Planning Act, 1966 includes :

- (a) Poultry farming
- (b) Horticulture
- (c) Use of land as garden attached to a building
- (d) Both (a) and (b) are correct

(xv) Boundary marks :

- (a) are erected to designate the boundaries of any division or sub-division of land
- (b) may be natural or man-made and continuous or discontinuous
- (c) are fixed by Survey Officer but responsibility to maintain them rests on land holder
- (d) All above are correct

1×10=10

SECTION—B

Note :— Both the questions in this section are compulsory.

2. Answer the following (any **THREE**) :

- (a) Explain Heritage building and Heritage precinct.
- (b) What do you mean by Amenity ?
- (c) Explain certified copy and certified extract.
- (d) Explain the composition of Regional Planning Board.

5×3=15

3. Write short notes on (any **THREE**) :

- (a) Person interested
- (b) Land Revenue
- (c) Revenue Officer
- (d) Development.

5×3=15

SECTION—C

Note :— Answer any **FIVE** questions of the following.

4. Discuss the procedure relating to sanction of Regional Plan. What are its contents ?
5. Discuss the law relating to distraint and sale of movable property of defaulter for realization of arrears of land revenue. What movable properties are exempted from attachment ?
6. State the powers and duties of Revenue Officers.
7. Describe the matters which may be considered and neglected in determining the amount of compensation.
8. State the provisions relating to temporary occupation of land.
9. What do you understand by declaration of intended acquisition ? Explain the provisions relating to declaration.
10. Describe Draft Town Planning Scheme, its contents, preparation and sanction.
11. Discuss in detail the provisions provided for urgent land acquisition in case of Emergency under Land Acquisition Act.

8×5=40