

CONTENTS

<i>Ch. No.</i>	<i>Title</i>	<i>Page No.</i>
i	List of Abbreviation	i - iv
ii	List of Cases	v - xii
1	INTRODUCTION	1 – 20
1.1	Role of stakeholders who do not own land	5
1.2	Flashpoints	7
1.3	Statement of problem	14
1.4	Objective of the study	16
1.5	Hypothesis	17
1.6	Research methodology	17
1.7	Design of the chapters	18
2	RIGHT TO PROPERTY AND LAND ACQUISITION LAW: CONSTITUTIONAL PERSPECTIVE	21-98
2.1	Concept of right to property	21
2.2	Property	23
2.3	Indian experiences	39
2.4	Post-independence	48
3	LEGAL AND INSTITUTIONAL CONCERNS ON DEVELOPMENT INDUCED DISPLACEMENTS: INTERNATIONAL PERSPECTIVE	99 - 168
3.1	Rights of the displaced persons and project affected people recognized under various international instruments	100
3.2	ILO's involvement with the question of the rights of indigenous people	106
3.3	The un sub-commission on prevention of discrimination and protection of minorities	111
3.4	Establishment of working group on indigenous populations and standard setting	114
3.5	Role of commission on human rights	
3.6	International year for the world's indigenous people	119
3.7	The first un international decade of the world's indigenous people	120
3.8	Second un international decade of the world's indigenous people	122

3.9	First world conference on indigenous peoples	123
3.10	Lacuna in un system to implement the goals and objectives of the un decades of the world's indigenous people	124
3.11	World intellectual property rights organization	127
3.12	Functioning of international financial institutions	128
3.13	U.N. guiding principles on internal displacement	143
3.14	Rio declaration on environment and development 1992	145
3.15	Convention on the elimination of all forms of discrimination against women	147
3.16	U.N. special rapporteur on right to food	148
3.17	Report of the special rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context	152
3.18	Stockholm declaration on the human environment	164
3.19	United nations convention on climate change	166
4	LAND ACQUISITION LAWS IN INDIA	169 -358
4.1	The right to fair compensation and transparency in land acquisition, rehabilitation and resettlement (RFCTLARR) act, 2013	169
4.2	Enforcement and application of the act	174
4.3	Retrospective applicability of RFCTLARR act, 2013	174
4.4	Land acquisitions under special acts	175
4.5	New concepts under the RFCTLARR act, 2013	177
4.6	Important definitions	180
4.7	Application of the provisions of the RFCTLARR act to land acquisitions	188
4.8	Safe guards for food security	194
4.9	Land acquisition (la) provisions	198
4.10	Compensation provisions	223
4.11	Rehabilitation & resettlement	232
4.12	Impact of the act on private sector companies	242
4.13	RFCTLARR authority	244
4.14	Apportionment of compensation	252
4.15	Temporary occupation of land	256
4.16	Income-tax exemptions	258

4.17	Miscellaneous	263
4.18	The special economic zones act, 2005	265
4.19	Scheduled tribes and other traditional forest dwellers (recognition of forest rights) act, 2006	268
4.20	The panchayats extension to scheduled areas act (PESA), 1996	272
4.21	Various state policies and legislations on land acquisition	274
4.22	Reports of various committees on issues related to land acquisition	291
5	EFFECTS OF LAND ACQUISITION:EMERGING DIMENSIONS	359 - 418
5.1	Disempowerment and marginalization	359
5.2	Displaced communities	360
5.3	Human rights violations	360
5.4	Human rights of indigenous people	361
5.5	Gender justice in land acquisition	361
5.6	Livelihood	366
5.7	Loss of income from minor forest produce	368
5.8	Resettlement and rehabilitation planning	369
5.9	Social breakdown and cultural impacts	370
5.10	Food security	372
5.11	Development genocide and ethnocide	375
5.12	Inadequate compensation	382
5.13	Right to development and self-determination	385
5.14	Right to participation and access to information	386
5.15	Right to remedy	386
5.16	Environmental issues	386
5.17	Health	397
5.18	Landlessness	399
5.19	Loss of access to common property	400
5.20	Rights of children	404
5.21	Priceless land	409
5.22	Misinformation and fundamental rights	412
5.23	Naxalism	417
5.24	More land acquired than need	417

6	JUDICIAL DELINEATION ON EMERGING ISSUES IN LAND ACQUISITION	419-506
6.1	Constitutional guarantees and the land acquisition act	420
6.2	Right to livelihood	420
6.3	Right to healthy and pollution free environment	425
6.4	Right to preservation of culture	425
6.5	Decision whether to acquire or not lies with government	427
6.6	Exercise of power of 'eminent domain' by state	428
6.7	Take holistic view in deciding legality of acquisition	428
6.8	Authorities should concern maximum care be taken to preserve water bodies	428
6.9	Land acquisition is not a deprivation of right to livelihood under article 21 of the constitution	429
6.10	Procedural safeguards must be compulsory	430
6.11	Publication of public notice	430
6.12	Scope of judicial review in rational decision of government	431
6.13	Food security	431
6.14	Who can challenge land acquisition	431
6.15	Archaic legislation-need for replacement	432
6.16	Construction of slaughter house is public purpose	432
6.17	Delay and laches in land acquisition	432
6.18	Deprivation of right to property and compensation for it	433
6.19	Acquisition of land for tourism is public purpose	433
6.20	Acquisition of land does not violate any constitutional and fundamental rights	434
6.21	Difference between acquisition and requisition	434
6.22	Newspaper must have wide circulation in locality	434
6.23	Non-mentioning of public purpose in notification is not fatal	435
6.24	Did not disclose public purpose scheme is not vague	435
6.25	Objection on environmental issues	436
6.26	Change of the public purpose is not invalid	436
6.27	Market value of land as on date of publication of notification for compensation	436

6.28	Quashing of acquisition notice without assigning reasons is improper	437
6.29	Running of farm houses, nurseries, poultry farm is not	437
6.30	To specify the particular public purpose is necessary	438
6.31	Whether public purpose in notification vague is a question of fact	438
6.32	Filing of objection is a substantial right when person's property is being acquired	439
6.33	Opportunity of public hearing for landowner is mandatory	439
6.34	No possession of any part of the acquired land shall be taken from any person unless and until he is either provided alternative land or alternative employment	439
6.35	Distinction between "acquisition for company" and "acquisition for public purpose"	441
6.36	Entire land of an agriculturalist cannot be acquired (food security)	441
6.37	Merely because no individual notices were served upon co-owners - acquisition or the award cannot get vitiated	443
6.38	Situations when no further notice is required	443
6.39	Acquisition of large area of land - enhancement in compensation	444
6.40	Appropriate government can reduce the amount of compensation	445
6.41	Passing of subsequent award by collector pursuant to alleged agreement with land owner not permissible	446
6.42	Acquired land could not be re-assigned to the original owner	446
6.43	Computation of period within which award shall be made by collector	447
6.44	Period during which proceedings is stayed to be excluded	447
6.45	The word 'award' includes compensation fixed by civil court also	448
6.46	Computation of compensation	449
6.47	Deduction towards development charges	449
6.48	Factors to be considered for determination of compensation	449

6.49	Determination of market value	450
6.50	Determination of market value of agricultural land	450
6.51	Agreement for sale of land- prospective purchaser in possession- not entitled for compensation	451
6.52	Compensation for agricultural land-acquired to develop green belt	451
6.53	Claim depends on quality of land	451
6.54	Concept of solatium	452
6.55	For constructions made after knowledge of acquisition granted held, illegal	452
6.56	Cost of irrigation wells of agricultural land-determination of compensation	453
6.57	Mathematical precision is not required for amount of compensation	453
6.58	No strait jacket formula could be applied	454
6.59	Levy of exemplary costs for non-payment of land acquisition compensation	454
6.60	Determination of land for compensation	454
6.61	Provision for solatium is mandatory	455
6.62	Quantum of compensation must be fair and reasonable	455
6.63	Valuation of the agricultural land	456
6.64	Rights of tribal people	456
6.65	Determination of public purpose	465
6.66	Cases on environment	481
6.67	Essential thing which is very important to live a life cannot be separated	498
6.68	After enactment of RTFCTLARR, 2013	499
6.69	Narmada water dispute tribunal award	501
7	CONCLUSION AND SUGGESTIONS	507 - 534
	BIBLIOGRAPHY	i – x