Review of Literature

Urban expansion and land use change analysis of Karnal city in Haryana: A study based on open satellite date.

by-Parmod Bhardwaj & Sandeep Kumar

The Paper tells about the changes of use of land surface due to rapid urban expansion, more particular in urban landscape. Objective of the study has been to find out the pattern of sprawl of Karnal city and changes in land use. The study has found that major change in land use has taken place in urban built and vegetation land. In 2000 the total built up area in Karnal city was 2098.26 hectares and increased to 3500.47 hectares in 2011 that indicates speculative construction in urban areas. The study found that two categories i.e. built up and water bodies recorded increase in area while as other categories i.e. crop land/vasetation and open/bare land recorded decline in their respective areas.

Right to fair compensation and Transparency in land Acquisition, Rehabilitation and Resettlement ordinance 2014: A Process Perspective

by-G.Raghuram & Simi Suenmy.

The Paper captures the policy processes leading to the right to fair compensation and Transparency in land acquisition, it makes the role and the influence of the three Primary stake holders-government, industry and landowners. The RECTLARR act was welcomed by carious civil society organization who had been demanding the replacement of the colonial act though they felt that the new act had several loopholes. Land acquired can be transferred only for a public purpose and with prior approval from the government approval. In case land reaming unutilized after acquisition for a period of five years, the act empowered states to return the land either to the owner or to the State Bank.
Land Acquisition law in India: A Historical Perspective

by Vikas Nandal

The Paper seeks to know the in-depth knowledge of the land acquisition process, in the land acquisition act, 1894, key issues and proposed amendments in land acquisition rehabilitation and resettlement bill 2011 which at ‘balance’ within larger political context of land acquisition in India. It has been noticed that in most cases rehabilitation and resettlement aspects that should follow land acquisition are often neglected, leaving the displaced population suffer the consequence of being uprooted from their land. It is important in the process of land acquisition to strike a balance between the need for land for development activities and the need to protect the interests of those impacted by the acquisition of land.

A Economic Analysis land use dynamics in Punjab

by Anup Adhikari and M.K. Seikhar.

The study found socio-economic development plays very important role in bringing change in land use pattern. Population growth, urbanization and governmental policies are drivers of changes in land use pattern in Punjab. A suitable land use policy should be adopted for proper management of land to ensure sustainable agriculture growth. In the view of increasing pressure of population on land and growing demand of food and other materials, the patterns of land utilization has acquired a special significance, because with the increase in population under cultural uses also increases and consequently, it will lead to decline in cultivated areas. The result revealed that the area under forest and follow land is likely to retain its share in the future while land not available for cultivation is likely to decrease its share in future.
Development project, Land Acquisition and resettlement in Bangladesh, A Quest for well formulated National Resettlement and Rehabilitations Policy

by-Syed A.L. Atahar

This Paper analyze the current practice of land acquisition and Bangladeshi’s resettlement policy with reference to the Jamuna Multipurpose Bridge land acquisition and resettlement project. The paper concludes with future policy implications based on the identified and the discrepancies between the stated policy and actual practice. It has been focused from the Jamuna bridge project that PAPs suffered gravely because of land acquisition. The major land and other assets, government mechanisms related to land acquisition and the methods of providing compensation.

Economic Impact Assessment of Rehabilitation Schemes of Tsunami affected farmers of Bay Island in India

By-Subash chand, P.Krishanan, S.N.Sethi

The Study shows that the project has benefited the farming community of those islands by improving their income and through employment generation. The project has also led to the increase in cropping intensity to the extent of 105%. The livestock population in the islands consists of non-descript cattle, buffaloes, pigs and goats. The livestock supports the agriculture in the forum of Draught animal power. Majority of the farmers are following the concept of integrated faraway in these islands. The situation should be taken as a challenge as well as on opportunity for reviving agriculture in there islands.
Dynamic of land acquisition, challenges and opportunities by the Ganga expressway project in North India: A case study
by-Mohd. Sadiq Salman & Kamal Asif

The Ganga expressway Project launched by the government of Uttar Pradesh to construct eight lau express way connecting 20 districts. The study results out that how much of the project is welcome by farmers of the village when not only lose the land but also their livelihood. The objective of the study is to enquire and understand the problems of the farmers who are directly influenced by the project. The study reveals that the Ganga expressway has emergence of new opportunities of employment is quiet evident. Another major factor is the tremendous increase in land prices.

Land Acquisition, Rehabilitation and Resettlement: Law and Politics
by-Amanjyoti Goswami

This Paper explores key issues in the new land acquisition rehabilitation and resettlement bill’s attempt at balance with the larger political context of land acquisition in India. The paper looks at potential scenario and in particular possible intended consequences of the enactment for future urbanization Pattern in India. The questions of balance nevertheless predominate and refuse to go away. Ensuring balance is an organic process, a task that depends on how effectively political support is leveraged by bringing diverse stakeholders to agree to political compromises that democracy demands.

Payment of Adequate compensation for land acquisition in Malasia
by-Anwar Alias and MD Nasir Daud
The law of Malasia requires the state to pay compensation adequately: however, adequate compensation is not defined in the statute. There is a need to review the heads of compensation structures by incorporating other countries' practice such as payment of solarium or premium as over and above total compensation. Most of the values believed that land acquisition need not necessarily present the best alternative for the government to secure land of development. This research has been carried out in Malasia with the aim of assessing whether the existing compensation framework for land acquisition. The survey result revealed that main issue of land acquisition is the quantum of compensation that is perceived by the respondents as inadequate to fulfill adequate compensation notice under the spirit of constitutions.

Comparative evaluation of land acquisitions and compensation process across the world

by-Ashwin Mahalingan and Aditi Vyas

One of the challenges in the development of infrastructure in India is the acquisition of land necessary for the Projects. The issue of compensation is multifaceted and is often the most widely debated. The value of land itself is difficult to determine government rates are often will below market rates. The principles that guide land acquisition in most countries can be classified into three main categories “the value to the owner” the “just compensation” principle and reasonable compensation”. Principle land acquisition processes traverse a spectrum from compulsory acquisition. Procedures that forcibly procure land from land owners and provide them with a predetermined compensation package.

SEZ and land diversifications: Need for an alternative Model

by-Dr. Vinit Kumar
This paper argues that transfer of land presently under agriculture to non-
agricultural uses will take place in India whether special economic zones
are developed or not. The paper tells that there is a need to work out an
alternative model for inclusive growth making people partners in
development while invoking their consent for socio-economic change. The
present paper an attempt would be made to examine the diversification of
agricultural land into industrial. The SEZ basically violates the right to
life and livelihood of the people is forcibly displaced for the
implementation of the project.

Land procurement management of Kurukshetra and Thaneshar City by
Geo-informatics Technology

by-Ritu Sharma and Sultan Singh

The study find out urban sprawl of the towns from 1970 to till now and
future perspective also. The study is analyzing how much area of
Kurukshetra and Thanesar towns is increasing and encroaching agriculture
land and it also find out the growth pattern of the two respective town
which is increasing and its impact for future proposed Master Plan. The
study shows a rapid change in the town’s growth which is alarming for the
proposed plans. Haryana is going to overtake the other states of India in
terms of urbanization. This study of different three times of Haryana
shows the high increment of town’s area due to the massive of population.

Acquisition of land (Special Application) Act no. 21 of 1957

An act to apply the provisions of the acquisition of land act for the
purposes of agreements made between the governments of the United
Kingdom of Great Britain and Nourthan Ireland and the United States of
America conserving a long range. It is herby declared that the purpose of
an undertaking shall be a “Public purpose” within the meaning of section 2 of the acquisition of land act, and the provisions of acquisition of land act, as modified by the provisions of this act. The Governor shall be the promoter within the meaning of acquisition of land act in respect of the acquisition of land for an undertaking.

**Federal land ownership- acquisition and disposal authorities.**

**Congressional Research service**

The federal government owns roughly 640 million acres, heavily concentrated 12 western states. The extent to which four federal agencies have authority to acquire and dispose of land varies considerably. This report describes the primary authorities of these agencies and disposing of land. The acquisition authorities differ as to the circumstances in which they apply and the disposal authorities likewise differ as to their purposes. Thus the particular authority at issue should be consulted where a specific acquisition or disposal is contemplated.

**Land Acquisition law and practice in Myammar**

**Overview**

The Purpose of this paper is to proved IPCs environment. Social & governance Department with an understanding of the existing environment and key stakeholders in relation to land acquisition and tenure systems in Myammar. Land acquisition issues and resultant land disputes of various types are some of the most controversial and vexing issues at play in the evolving political and economic landscape of today’s Myammar. In practical terms in the vast majority of cases of land acquisition there are at the moment very few effective judicial remedies available to those wishing to half land acquisition.
**Land Acquisition and Transfers for private Industry ‘a case study in Raigarh, Chattisgarh”**

This study was undertaken by the centre for equity studies in partnership with Jan chetna in Raigarh, who continue to work tirelessly for the eights of the disadvantaged all over the district. This study aims to provide a detailed examinations of the processes by which land is procured by private companies undertaking public purpose projects, as well as the role of the state in these Projects. It looks at both legal and illegal mechanisms of land transfers, while acknowledging that even transactions that appear to the legitimate on paper.

**Regulatory framework for land Acquisition in sub-saharan Africa. A comparative study**

This paper served as a background paper to the European report on development. The views expressed in this paper are those of the authors and should not be taken to be the views of European report on development, of the European commission of the European union member states or of the commissioning institutes. The counties aim both to attract investment and to protect ownership of the land that in most cases either rests with the state or is administrated by the state on behalf of the people.

**Land reforms and land rights change: a Ethnographic case study of land stressed gramps in the N.Koranza south Municipality of Ghana.**

The paper explores the worldview of land by the people of NKoranza and discusses recent developments in land policy and land reforms in Ghana. This paper generally argues that land reforms have been driven by both evolutionary and neo-liberal forces. The neo-liberal forces are an
unnecessary and unsolicited intervention by the government of Ghana. Land rights are constantly changing and this study sought to understand the factors behind such change in Ghana.

Compulsory land acquisition in Tanqaniyika: Reviritng the British colonial expropriation Principles and Practice

The study concluded by shedding light on bad practices which are being exercised to date uncritically but also acknowledging good colonial expropriation practice which existed then but could be emulated. The study insists that public purpose clause in expropriation must be affected with good and fair intentions and a mechanism to check this be set. There is a need to institutionalize statutory time limits for processing land acquisition and compensation claims. A survey of the colonial expropriation law and practice indicate that the principles used then looked fairly good and were not very different from elsewhere.

Forest and common land acquisition estimated forecast and lessons of case studies from 6 states, Dec-2012

Land grabbing has today became a major issue across India and a central political fault line in Indian politics. Protests, resistance and conflicts have been growing as a result of attempts by people to assert their legal and customary rights in the face of state and corporate attempts to take over land. The study brings out strongly the need to meaningfully engage with the local communities so as to understand the complexities of life support system that will be impacted. Land acquisition take place for many different reasons. Highway and construction is also one on of the kind. So in this context a study was conducted on land acquition carried out for the
The article shows that in the post decade an area of land eight times the size of the UK has been sold off globally as land roles rapidly accelerate. This land could feed a billion people, equivalent to the number of people who go to the bed hungry each night. In poor countries, foreign investors have been buying an area of land the size of London every six days. With food prices hiking for the third time in four years, interest in land could accelerate again as rich countries try to secure their food supplies and investors see land as a good long term bet. It needs to do so again in order to play a key role in stopping the global land rush.

A critical Review on land acquisition and valuation process across the world

M.Arul Vikram and Dr. K.Murali

The paper observed that no single best practice exists, for land acquisition is available. Land acquisition practices through a well structured framework of principles, Processes and compensation research initiatives on validation studies in universities for the values and supporting experts. Regulations should be specific enough to provide clear valuation guidelines, but flexible enough to allow room to determine equivalent compensation in all situations. The land acquisition acts practiced in few countries which was not followed in many developing countries. The policy makers should consider the welfare of public when framing the compensation acts during land acquisition.
Traditional lands acquisition and compensation: The perception of the affected aborigin in Malaysia

Annuar Alias, S.N.Kamaruzzaman and MD Nasir Daud.

This paper reports the issues of the acquisition and compensation related to the aboriginal people in Malaysia called Orang Asli. Unfortunately the rights of the Orang Asli traditional lands are not clearly defined in Malaysia legal system. This research adopts a questionnaire survey as the method of study, the descriptive analysis to present the results. The research revealed that lawas of Malaysia are inadequate to protect the Orang Asli land. The issue of acquisition of traditional land is more than just a matter of law and compensation; it is a matter of justice between society and man. The word compensation would be a mockey if what was paid was something that did not compensate.

On structured Buyer-Seller Negotiation for agricultural land acquisition-simulation experiments with rule-based models and utility functions.

In this paper, propose a framework for land acquisition negotiation in which mathematical models for the buyer generate price offers not only for land but also wage and other compensations. We also present utility based models and rule base for the seller to evaluate the offer, and mechanisms for the seller’s responses to be communicated via intermediaries to the buyer in cycle of negotiation. It is interesting note that the large farmer have began to convey overall acceptance. In this paper the approach taken that the solution needs to be arrived by considering actions from three different angles.
Us Investment in large-scale land acquisitions in law and Middle-income countries

By-Joshua Humphreys, A.Solomon, E.tremustime.

In this research paper Oxfam America hopes to begin exploring the business models behind these investments and the potential food security implications in law and middle income countries where large scale land acquisition are occurring. The study provides an analysis of the extent of US investor’s involvement in this phenomenon over the past 10 years. The analysis reveals that US investors-mainly private equity and hedge funds-play a substantive role financing agribusiness companies that employ monoculture production in low-income countries at the expense of biodiversity and greater food security.

Determination of Market Value for land acquisition

By-Priyanshu Gupta

The Act of land acquisition ensure in consultation with institutions of local self-government and Gram Sabha a human, participate, informed and transparent process for land acquisition for industrialization development essential infrastructural facilities and urbanization with the least disturbance to the owners of the land and other affected families. Make adequate provisions for such affected persons for their rehabilitation and resettlement. The act aims to establish the law of land acquisition. Government acquire land for its own use, hold and control, including land for public sector undertaking government acquires land with the ultimate purpose to transfer it to private companies.
Responding to land grabbing and promoting responsible investment in agriculture. IFAD occasional paper

The current controversy about large scale land acquisition by foreign investors has put land rights issues and responsible agricultural investment more visibly back on the global development agenda. Land grabbing however is an issue of concern that is broader than foreign land acquisition. In recent years, the global estimate of foreign interest in land acquisition has been between 15 to 20 million lectures although some observers believe the figure is much higher. Frequently national states consider understand land as being available for disposal to outside investors.

Research report on the Impact arbitrary large scale land acquisition has on women’s right to land access, usage and control in Ugumda.

The study aimed at obtaining information towards enabling discussion on how to improve land administration system and investment in agriculture, so that the land rights and livelihood of smallholder farmers and other vulnerable groups are strengthened. In agenda, the majority of the population is still rural and the overwhelming majority of these rural households do agricultural work. The research design used was that of an amalgamation of both qualitative and quantitative methods with a participatory approach in conducting the investigation that also incorporated a gender sensitive perspective into the acquisition, given that the study laid emphasis on the land loss experience of a cross section of rural women and girl youth.

Law and economics-Analysis of land acquisition issues in India-case study of singer

by-Divya Gupta
This paper attempts to examine the level acquisition issues in India by analyzing the singer case and how the new land acquisition act 2013 can address these issues. The land acquisition act 1894 has been subject to controversies and fierce debate. Not with standing round of amendments, including the 1984 changes, it has failed to address some important issues associated with land acquisition particularly ‘forcible acquisitions’ widespread misuse the of urgency clause compensation. Act 2013 that aims at providing fair compensation to formers, obtaining consent of affected families, and mandating resettlement and rehabilitation of affected families will make the process of land acquisition more efficient and transparent.

Land acquisition issues

by-M.M.K Sardana

Accentuation of conflicts involving land acquisition is assuming alarming proportions. It is partly because of trust deficit that has come to exist in the peasantry because the promises accorded to them on earlier occasions for rehabilitation and settlement in case of displacement due to law acquisition have not been fulfilled. The bills for acquisition and resettlement are inclusive, exhaustive and have taken into account many aspects which have not been covered in earlier legislative becomes exhaustive, the implementation becomes challenging on the verge of touching the domain of impossibility. Process of acquisition, if necessary, be expeditious and on the principles of equity.

Land acquisition in Karnataka

by-Sharmendra Chaudhary

The research is focusing over the land acquisition laws and practice in the state of Karnataka. The central issue dealt with in the research is the
compensation package given by the government to the land losers. The paper presents and discuss the issues that even after the acquisition of land with the payment of compensation, the communities go ahead and put constraints before the government and hinder the development process. Many causes show that people are hostile towards the land acquisition policies of the government. The research is attempt to analyze that whether the current practice of determining the compensation in Karnataka needs some review by the Government.

Land acquisition, Human Rights and corporate government emerging concerns.

Indian Economy is in transition phase. Land remains the fundamental need for all economic activities. The recent people’s resistance against the acquisition on agriculture land across the nation has initiated a great debate. The discourse arose due to this phase of massive industrialization, transforming an essentially agrarian economy into an industrial power and concerns mainly with location of industries, compensation and employment of the displaced person.