



Bangladesh University of Business and Technology (BUBT)

(Outcome-Based Curriculum)

Faculty of Law

**LL.B.(Hons.) Program**

## **Course Outline**

### **Part A**

- 1. Course Code** : LAW 04212205
- 2. Course Title** : Land Laws of Bangladesh
- 3. Course Type** : Compulsory
- 4. Year/Semester** : Second Year, Semester- 2<sup>nd</sup>
- 5. Academic Session** : Fall 2025

#### **6. Course Teacher's Information**

- Name and Code : Md. Mosharraf Hosain (MMSH)
- Designation : Lecturer
- Department : Department of Law and Justice
- Contact Details : Cell Phone: 01721875578, Email: mosharrafhosain@bubt.edu.bd
- Room Number: Building 01, Room No. 511

- 7. Pre requisite (If any)** : None
- 8. Credit Value** : 4.00 Credit Hours
- 9. Contact Hours** : Class Hours = 17 Weeks = (34 Classes x 1.25 Hours per class= 42.5 Hours  
+ (17 Classes x 50 minutes) = 56 hours  
Counseling Hours = 17 Weeks x 2 Hours per week = 34 Hours  
*\*For optimum utilization of physical resources, the duration of our class weeks are 17 weeks.*
- 10. Total Marks** : 100

#### **11. Class Schedule and Counseling Hours**

| Intake | Section | Class Schedule |      |          | Counseling Hours |      |          |
|--------|---------|----------------|------|----------|------------------|------|----------|
| 51     | 1       | Day            | Time | Room No. | Day              | Time | Room No. |

|  |  |           |                      |          |           |                                          |        |
|--|--|-----------|----------------------|----------|-----------|------------------------------------------|--------|
|  |  | Tuesday   | 5:15 PM to 06:30 PM  | B1-504/B | Tuesday   | 11:00 am -1:00 pm                        | B1-511 |
|  |  | Wednesday | 9:15 AM to 10:30 AM  | B1-504/A | Wednesday | 10:30 am -12:30pm                        | B1-511 |
|  |  | Thursday  | 08:00 AM to 09:15 AM | B1-504/A | Thursday  | 9:30 am – 10:30 am<br>12.00 pm - 1.00 pm | B1-511 |

### **Rationale of the Course:**

Land Laws of Bangladesh is a general overview of Land laws in Bangladesh. The goals of this course are to provide students with an introduction to Land Laws which having force in Bangladesh and historical development of Land Laws. It will also provide background knowledge to enable sound and prudent decisions when dealing with Land related dispute(s). The course contents are designed to make the students apply of land laws in the context of property matters and land disputes etc. with comparative and interpretative methodologies.

### **13. Course Objectives:**

The objectives of this course are as follows:

- To enable the undergraduate students to gain a better understanding of what Land Administration arena is all about and how a land management operates.
- To discuss the many aspects of Land related issues such as Khas Land, Alluvion-Dilluvion, Barga, Tenant etc.
- To describe the role of land management system in society, the primary functions within land administration, external forces that affect land related activities, competitive and economic environment of land management.
- To know about the different land laws, the role of government in different land related issues, and the advantages and disadvantages of each.
- To define different forms of land ownership with their characteristics, advantages and disadvantages.

### **14. Course Learning Outcomes (CLOs) and Mapping of CLOs with Program Learning Outcomes (PLOs):**

#### **Course Learning Outcomes (CLOs):**

The expected learning outcomes of this course are as follows:

- Explain, describe and apply basic concepts, canons, principles, nature, scope and application of land law in Bangladesh;
- Discuss and apply major statutes relating to land laws and disputes in Bangladesh;
- Identify, explain and analyze the land administration system and land related authorities in Bangladesh so as

- to enable them to suggest and advise litigants of land disputes;
3. Analyze and apply case laws regarding land law issues for practical knowledge for better understanding of practical implications of land related disputes;
  4. Analyze, explain and apply laws and provisions of Christian law applicable in family and Property.

#### **Program Learning Outcomes (PLOs):**

|      |                                                                                                                        |
|------|------------------------------------------------------------------------------------------------------------------------|
| PLO1 | Apply knowledge of administrative and behavioral principles to solve land management problems in real world situation. |
| PLO2 | Able to work in a digital environment.                                                                                 |
| PLO3 | Able to think critically and use analytical methods to handle a situation.                                             |
| PLO4 | Able to play a leading role in a team of executives.                                                                   |
| PLO5 | Able to appear at different professional examinations.                                                                 |
| PLO6 | Able to maintain high ethical level in day to day activities in any land administrative concern.                       |
| PLO7 | Able to identify research problem, write research proposals, execute research plan and write research reports.         |
| PLO8 | Able to identify the crimes relating to the land administration system.                                                |

#### **Mapping of CLOs with Program Learning Outcomes (PLOs):**

| <b>Course Learning Outcome (CLOs)</b>                                                                                                                                                        | <b>PLO1</b> | <b>PLO2</b> | <b>PLO3</b> | <b>PLO4</b> | <b>PLO5</b> | <b>PLO6</b> | <b>PLO7</b> | <b>PLO8</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>CLO 1:</b> Explain, describe and apply basic concepts, canons, principles, nature, scope and application of land law in Bangladesh;                                                       | √           |             |             |             | √           |             |             | √           |
| <b>CLO 2:</b> Discuss and apply major statutes relating to land laws and disputes in Bangladesh;                                                                                             | √           | √           |             |             |             | √           |             | √           |
| <b>CLO 3:</b> Identify, explain and analyze the land administration system and land related authorities in Bangladesh so as to enable them to suggest and advise litigants of land disputes; | √           | √           |             | √           |             | √           |             | √           |
| <b>CLO 4:</b> Analyze and apply case laws regarding land law issues for practical knowledge for better understanding of practical                                                            | √           | √           | √           |             |             |             | √           | √           |

|                                        |  |  |  |  |  |  |  |  |
|----------------------------------------|--|--|--|--|--|--|--|--|
| implications of land related disputes; |  |  |  |  |  |  |  |  |
|----------------------------------------|--|--|--|--|--|--|--|--|

## Part B

### 15. Course plan specifying contents, CLOs, teaching-learning and assessment strategy with corresponding CLOs:

| Week | Lecture | Topics                                                                                                                                                        | Book(s)& Other Reference(s)                                                                                                                                                     | Teaching-Learning Strategy      | Assessment Strategy | Corresponding CLO (s) |
|------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------|-----------------------|
| 1    | 1       | <b>Introduction to Land Law:</b> Nature and Sources of land law, Development of Land Law and Land Administration                                              | Mohammad Towhidul Islam, Land Law: Text, Cases & Materials, 2nd ed., Dhaka (2018)<br>Mohammad Iqbal Hossain, A text Book on Land Law, 1st ed., Sui Juris, Chittagong (2015)     | Lecture                         |                     | CLO1                  |
|      | 2       | <b>Land Administration in Bangladesh:</b> Union Land Office, Upazila Land Office,                                                                             |                                                                                                                                                                                 | Lecture                         |                     | CLO1                  |
|      | 3       | District Collectorate, Collectorate of Divisional Commissioner,                                                                                               |                                                                                                                                                                                 | Lecture, Interactive Discussion |                     | CLO1                  |
| 2    | 4       | <b>Acquisition by the State of Rent- Receiving and Other Interest:</b> State Acquisition and Tenancy Act, 1950, Objects of the Act, Acquisition by the State, |                                                                                                                                                                                 | Lecture                         |                     | CLO2                  |
|      | 5       | What were and were not Acquired Modes of Acquisition, Preparation of Record- of- Rights,                                                                      | Kazi Ebadul Haque Bhumi Ain O Bhumi Babosthar Kromobikash, Bangla Academy, Dhaka (2000)<br>Gazi Shamsur Rahman, Bhumi Ainer Bhasso (Bangla) Khushruj Kitab Mahal, Dhaka (2012). | Lecture                         |                     | CLO1<br>CLO2          |
|      | 6       | Assessment of Compensation for the Acquisition by the State,                                                                                                  |                                                                                                                                                                                 | Lecture, Interactive Discussion |                     | CLO3                  |
| 3    | 7       | Retainable, Non-Retainable Lands, Legal and Judicial Response to Abolition of Zamindari                                                                       |                                                                                                                                                                                 | Lecture, Interactive Discussion | Class Test 01       | CLO3                  |
|      | 8       | <b>Khatian/Record of Rights:</b> Khatian, Kinds of Khatian,                                                                                                   |                                                                                                                                                                                 | Lecture, Interactive Discussion |                     | CLO1<br>CLO2          |

|   |    |                                                                                                                      |                                                                                                                                                                                                                |                                       |  |                      |
|---|----|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--|----------------------|
|   | 9  | History of Preparation,                                                                                              |                                                                                                                                                                                                                | Lecture,<br>Interactive<br>Discussion |  | CLO1                 |
| 4 | 10 | <b>Rights and Liabilities of the Raiyats (Maliks):</b> Right to Occupy and Use the Land, Extinguishment of Interest, | T Hussain, Land Rights in Bangladesh: problems of management, University Press Ltd., Dhaka (1995)                                                                                                              | Lecture                               |  | CLO3                 |
|   | 11 | Diluvion and Alluvion, Rights to Transfer                                                                            |                                                                                                                                                                                                                | Lecture                               |  | CLO2                 |
|   | 12 | Right to Pre-emption, Right of Aborigines.                                                                           |                                                                                                                                                                                                                | Lecture,<br>Interactive<br>Discussion |  | CLO2<br>CLO4         |
| 5 | 13 | <b>Other Incidents of Holding:</b> Amalgamation, Consolidation, Sub-Division of Holding,                             |                                                                                                                                                                                                                | Lecture,<br>Group<br>Study            |  | CLO2<br>CLO4         |
|   | 14 | <b>Preemption:</b> Definition, Purposes, Sources of Pre-emption,                                                     | Dr. L. Kabir (Vol. 1-4), Land Laws of Bangladesh, Dhaka<br>A. A Khan, Land Laws of Bangladesh, 4th ed., Bangladesh Law Book Com., (2018)<br>Land Laws of Bangladesh by Nirmal Chandra Paul, Fifth Edition-2024 | Lecture                               |  | CLO1<br>CLO3<br>CLO4 |
|   | 15 | Pre-emption under Muslim law, Preemption under SAT Act,                                                              |                                                                                                                                                                                                                | Lecture,<br>Interactive<br>Discussion |  | CLO4                 |
| 6 | 16 | Preemption Under NAT Act,                                                                                            |                                                                                                                                                                                                                | Lecture                               |  | CLO1                 |
|   | 17 | <b>Non- Agricultural Tenancy Act:</b> Objects of the Act,                                                            |                                                                                                                                                                                                                | Lecture                               |  | CLO2                 |
|   | 18 | Classes of Nonagricultural Tenants,                                                                                  |                                                                                                                                                                                                                | Lecture,<br>Interactive<br>Discussion |  | CLO2                 |
| 7 | 19 | <b>Incidents of Holding under NAT Act:</b> Transfer of Holding, Preemption,                                          | Mohammad Towhidul Islam, Land Law: Text, Cases & Materials, 2nd ed., Dhaka (2018)<br>Land Laws of Bangladesh by Nirmal Chandra Paul, Fifth Edition-2024                                                        | Lecture,<br>Interactive<br>Discussion |  | CLO1<br>CLO3         |
|   | 20 | Improvement, Appeal                                                                                                  |                                                                                                                                                                                                                | Lecture                               |  | CLO3                 |

|    |                     |                                                                           |                                                                                                                                                                                                                                     |                                 |                           |              |
|----|---------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------|--------------|
|    | 21                  | Differences between Preemption under Various Laws                         |                                                                                                                                                                                                                                     | Lecture, Interactive Discussion |                           | CLO3         |
| 8  | 22                  | Statutory Scheme covering land related issues                             |                                                                                                                                                                                                                                     | Lecture                         |                           | CLO1         |
|    | 23                  | Land Survey Tribunal,                                                     |                                                                                                                                                                                                                                     | Lecture                         |                           | CLO2<br>CLO1 |
|    | 24                  | Appellate Tribunal                                                        |                                                                                                                                                                                                                                     | Lecture, Interactive Discussion | CLO2                      |              |
|    | Midterm Examination |                                                                           |                                                                                                                                                                                                                                     |                                 |                           |              |
| 9  | 25                  | Land Survey Tribunal, Appellate Tribunal                                  | A. A Khan, Land Laws of Bangladesh, 4th ed., Bangladesh Law Book Com., (2018)<br>T Hussain, Land Rights in Bangladesh: problems of management, University Press Ltd., Dhaka (1995)                                                  | Lecture                         | Assignment & Presentation | CLO3         |
|    | 26                  | Preparation of Record of Rights,                                          |                                                                                                                                                                                                                                     | Lecture                         |                           | CLO1<br>CLO3 |
|    | 27                  | Contents or Khatian, Correction,                                          |                                                                                                                                                                                                                                     | Lecture, Interactive Discussion |                           | CLO3<br>CLO1 |
| 10 | 28                  | Mutation, Revision of Khatian, Evidenciary Value of Khatian.              | Dr. L. Kabir (Vol. 1-4), Land Laws of Bangladesh, Dhaka Mohammad Towhidul Islam, Land Law: Text, Cases & Materials, 2nd ed., Dhaka (2018)<br>Mohammad Ikbal Hossain, A text Book on Land Law, 1st ed., Sui Juris, Chittagong (2015) | Lecture                         |                           | CLO1<br>CLO2 |
|    | 29                  | Prohibition on Subletting, ,                                              |                                                                                                                                                                                                                                     | Lecture, Group Study            |                           | CLO4         |
|    | 30                  | Mortgage of the Holding                                                   |                                                                                                                                                                                                                                     | Lecture, Interactive Discussion |                           | CLO2         |
| 11 | 31                  | Acquisition of Excess Land by Inheritance, Complete Usufructuary Mortgage |                                                                                                                                                                                                                                     | Lecture                         |                           | CLO1<br>CLO2 |
|    | 32                  | Manner of Use of Nonagricultural Land,                                    |                                                                                                                                                                                                                                     | Lecture, Group Study            |                           | CLO2         |

|    |    |                                                                                                                         |                                                                                                                                                                                                                                                                                                                     |                                 |                      |              |
|----|----|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------|--------------|
|    | 33 | Ejectment of Nonagricultural Tenants                                                                                    |                                                                                                                                                                                                                                                                                                                     | Lecture, Interactive Discussion |                      | CLO4<br>CLO2 |
| 12 | 34 | <b>Acquisition and Requisition of Land:</b> Laws Governing Acquisition and Requisition, Procedure for Land Acquisition, | Dr. L. Kabir (Vol. 1-4), Land Laws of Bangladesh, Dhaka<br>A. A Khan, Land Laws of Bangladesh, 4th ed., Bangladesh Law Book Com., (2018)<br>T Hussain, Land Rights in Bangladesh: problems of management, University Press Ltd., Dhaka (1995)<br>Land Laws of Bangladesh by Nirmal Chandra Paul, Fifth Edition-2024 | Lecture                         |                      | CLO4<br>CLO1 |
|    | 35 | Land Allocation Committee, Field Verification,                                                                          |                                                                                                                                                                                                                                                                                                                     | Lecture                         |                      | CLO4         |
|    | 36 | Acquisition Proceedings,                                                                                                |                                                                                                                                                                                                                                                                                                                     | Lecture, Interactive Discussion |                      | CLO4         |
| 13 | 37 | Bar to Jurisdiction, Claim for Compensation, Procedure for Requisition, Arbitration.                                    |                                                                                                                                                                                                                                                                                                                     | Lecture                         |                      | CLO4         |
|    | 38 | <b>Bhumi Oporadh Protirodh O Protikar Ain, 2023:</b> History of land related offences in Bangladesh                     | Dr. L. Kabir (Vol. 1-4), Land Laws of Bangladesh, Dhaka<br>A. A Khan, Land Laws of Bangladesh, 4th ed., Bangladesh Law Book Com., (2018)<br>T Hussain, Land Rights in Bangladesh: problems of management, University Press Ltd., Dhaka (1995), Land Laws of Bangladesh by Nirmal Chandra Paul, Fifth Edition-2024   | Lecture                         | <b>Class Test 02</b> | CLO1<br>CLO2 |
|    | 39 | Offences and punishments related to cheating and forgery of land.                                                       |                                                                                                                                                                                                                                                                                                                     | Lecture, Interactive Discussion |                      | CLO3         |
| 14 | 40 | Measure to prevent offence and illegal possession                                                                       |                                                                                                                                                                                                                                                                                                                     | Lecture                         |                      | CLO4         |
|    | 41 | Punishment provisions for various offences                                                                              |                                                                                                                                                                                                                                                                                                                     | Lecture                         |                      | CLO4         |
|    | 42 | Prosecution and trial procedure of the Act                                                                              |                                                                                                                                                                                                                                                                                                                     | Lecture, Interactive Discussion |                      | CLO4         |
| 15 | 43 | <b>Land reform Ordinance, 1984:</b> Ceiling of Holding of Agricultural Land,                                            |                                                                                                                                                                                                                                                                                                                     | Lecture, Interactive Discussion |                      | CLO4         |
|    | 44 | Barga Contract, Bargadar,                                                                                               | Mohammad Towhidul Islam, Land Law: Text, Cases & Materials, 2nd ed., Dhaka (2018)                                                                                                                                                                                                                                   | Lecture                         |                      | CLO3         |
|    | 45 | Prohibition of Benami Transfer,                                                                                         |                                                                                                                                                                                                                                                                                                                     | Lecture, Interactive Discussion |                      | CLO4         |

|    |                   |                                                                                        |                                                                                                                               |                                 |  |              |
|----|-------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------|--|--------------|
| 16 | 46                | Rights of Bargadar, Termination of Barga Contract                                      | Mohammad Ikbāl Hossain, A text Book on Land Law, 1st ed., Sui Juris, Chittagong (2015)                                        | Lecture, Interactive Discussion |  | CLO2         |
|    | 47                | Crimes relating to land administration,                                                |                                                                                                                               | Lecture, Interactive Discussion |  | CLO2<br>CLO4 |
|    | 48                | Relevant laws                                                                          |                                                                                                                               | Lecture, Interactive Discussion |  | CLO4         |
| 17 | 49                | Offences, punishments and relevant measures relating to crimes against land management | Dr. L. Kabir (Vol. 1-4), Land Laws of Bangladesh, Dhaka<br>Land Laws of Bangladesh by Nirmal Chandra Paul, Fifth Edition-2024 | Lecture, Interactive Discussion |  | CLO4         |
|    | 50                | Revision Class                                                                         |                                                                                                                               | Interactive Discussion          |  |              |
|    | Final Examination |                                                                                        |                                                                                                                               |                                 |  |              |

## Part C

### 16. Assessment and Evaluation:

#### a) Assessment Strategy:

- Students will have **two class tests (CTs)** during the semester in this course. The date and time of each Class Test will be announced before the tests. All CTs will be closed book.
- The marks of the **two class tests** will be counted and averaged.
- There will be **one assignment** with **presentation**.
- No late submission of any assignment will be accepted.
- If students cannot submit their assignments within due time for any valid reason(s), their assignment will be accepted as late submission but the marks of assignment will be deducted.
- Failure to submit assignments will carry Zero Mark(s).
- Evaluated copies of assignments will be shown to the students during the class time.
- Zero tolerance will be shown in case of copy/manipulation in assignment. Two or more copied assignments will carry zero mark.
- Remaining absent in any presentation will carry zero mark in that presentation and there will be no make-up presentation.
- There will be one **Midterm Examination** and the **Final Examination** according to the rule of BUBT.
- All the examined scripts of Class Tests and Midterm Examination will be shown to the students during the class time.

**b) Marks Distribution:**

Marks distribution of each course at BUBT is made on 100 marks and the distribution of weightage is given below:

| <i>Particulars</i>          | <i>Marks</i>      |
|-----------------------------|-------------------|
| Class Attendance            | 05                |
| Class Test                  | 15                |
| Assignment and Presentation | 10                |
| Midterm Examination         | 30                |
| Final Examination           | 40                |
| <b><i>Total</i></b>         | <b><i>100</i></b> |

**Marks distribution for class attendance**

A student must attend at least 70% classes in all the courses. 5% marks in each course is allocated for attendance and this score will vary from 1 to 5 according to his/her percentage of presence as shown below:

| <i>Percentage of Attendance</i> | <i>Marks</i> |
|---------------------------------|--------------|
| 91% to 100%                     | 5            |
| 86% to 90%                      | 4            |
| 81% to 86%                      | 3            |
| 76% to 80%                      | 2            |
| 70% to 75%                      | 1            |

**c) Grading Policy:**

The grading policy of BUBT will be followed to grade the students:

| <i>Marks (%)</i>   | <i>Letter Grade</i> | <i>Grade Point</i> |
|--------------------|---------------------|--------------------|
| 80 -100            | A+                  | 4.00               |
| 75 to less than 80 | A                   | 3.75               |
| 70 to less than 75 | A-                  | 3.50               |
| 65 to less than 70 | B+                  | 3.25               |
| 60 to less than 65 | B                   | 3.00               |
| 55 to less than 60 | B-                  | 2.75               |
| 50 to less than 55 | C+                  | 2.50               |
| 45 to less than 50 | C                   | 2.25               |
| 40 to less than 45 | D                   | 2.00               |
| Less than 40       | F                   | 0.00               |

d)

#### **Make-up Procedure:**

- If any student remains absent in CT(s) because of valid reason(s), he/she must report it to the course teacher immediately. The course teacher may consider the reason(s) of remaining absent in CT(s) and may give a make-up schedule for that CT(s). No further make-up schedule of CT(s) will be given if a student fails to comply with the earlier make-up schedule.
- If any student fails to attend the Mid-term Examination or and Final Examination for valid reason(s), he/she may apply for supplementary examination(s) **according to the rules of BUBT** and the supplementary examination(s) will be conducted by the Controller of Examination according to the examination rules of BUBT.
- If any student remains absent in any class(es) due to valid reason(s), he/she needs to submit a 'Written Application' to the course teacher supported by proper document(s). After verifying the submitted documents, the class teacher may grant him/her a 'Leave of Absence' and may consider the attendance for those class(es).

## **Part D**

### **17. Learning Materials**

#### **Recommended Readings:**

- Mohammad Towhidul Islam, Land Law: Text, Cases & Materials, 2nd ed., Dhaka (2018)
- Mohammad Ikbāl Hossain, A text Book on Land Law, 1st ed., Sui Juris, Chittagong (2015)
- Nirmal Chandra Paul, Land Laws of Bangladesh.

#### **Supplementary Readings:**

- Dr. L. Kabir (Vol. 1-4), Land Laws of Bangladesh, Dhaka
- A. A Khan, Land Laws of Bangladesh, 4th ed., Bangladesh Law Book Com., (2018)
- T Hussain, Land Rights in Bangladesh: problems of management, University Press Ltd., Dhaka (1995)
- Kazi Ebadul Haque, Bhumi Ain O Bhumi Babosthar Kromobikash, Bangla Academy, Dhaka (2000)
- Gazi Shamsur Rahman, Bhumi Ainer Bhasso (Bangla) Khushruj Kitab Mahal, Dhaka (2012)

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