



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- 2nd
- 5. Academic Session** : Spring 2025

6. Course Teacher's Information

- Name and Code : Helal Morshed Omiyo (HMO)
- Designation : Lecturer
- Department : Department of Law and Justice
- Contact Details : Email: helalmorshed@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	2	Day	Time	Room No.	Day	Time	Room No.
		Sunday	11:45 AM to 01:00 PM	B1-504/A	Monday	10.30 AM-12.30	B1-511

						PM	
		Tuesday	05:15 PM to 06:30 PM	B1-504/A	Tuesday	11.45 AM-1.00 PM	B1-511
		Wednesday	04:00 PM to 04:50 PM	B1-504/A			

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;

3. 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;
4. Analyze and apply case laws regarding land law issues for practical knowledge for better understanding of practical implications of land related disputes;
5. 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):

Course Learning Outcome (CLOs)	PLO1	PLO2	PLO3	PLO4	PLO5	PLO6	PLO7	PLO8
CLO 1: Explain, describe and apply basic concepts, canons, principles, nature, scope and application of land law in Bangladesh;	√				√			√
CLO 2: Discuss and apply major statutes relating to land laws and disputes in Bangladesh;	√	√				√		√
CLO 3: 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;	√	√		√		√		√
CLO 4: Analyze and apply case laws regarding land law issues for practical knowledge for better	√	√	√				√	√

understanding of practical implications of land related disputes;								
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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	Introduction to Land Law: 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) Mohammad Iqbal Hossain, A text Book on Land Law, 1st ed., Sui Juris, Chittagong (2015)	Lecture		CLO1
	2	Land Administration in Bangladesh: Union Land Office, Upazila Land Office,		Lecture		CLO1
	3	District Collectorate, Collectorate of Divisional Commissioner,		Lecture, Interactive Discussion		CLO1
2	4	Acquisition by the State of Rent- Receiving and Other Interest: State Acquisition and Tenancy Act, 1950, Objects of the Act, Acquisition by the State,		Lecture		CLO1
	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) Gazi Shamsur Rahman, Bhumi Ainer Bhasso (Bangla) Khushruj Kitab Mahal, Dhaka (2012).	Lecture		CLO1
	6	Assessment of Compensation for the Acquisition by the State,		Lecture, Interactive Discussion		CLO1
3	7	Retainable, Non-Retainable Lands, Legal and Judicial Response to Abolition of Zamindari		Lecture, Interactive Discussion		CLO1

	8	Khatian/Record of Rights: Khatian, Kinds of Khatian,		Lecture, Interactive Discussion	Class Test 01	CLO2
	9	History of Preparation,		Lecture, Interactive Discussion		
4	10	Rights and Liabilities of the Raiyats (Maliks): Chapter 13 of the State Acquisition and Tenancy Act, 1950, 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		CLO2
	11	Diluvion and Alluvion, Rights to Transfer,		Lecture		CLO2
	12	Right to Pre-emption, Right of Aborigines.		Lecture, Interactive Discussion		CLO2
5	13	Other Incidents of Holding: Amalgamation, Consolidation, Sub-Division of Holding,		Lecture, Group Study		CLO2
	14	Preemption: Definition, Purposes, Sources of Pre-emption,	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)	Lecture		CLO1
	15	Pre-emption under Muslim law, Preemption under SAT Act,		Lecture, Interactive Discussion		CLO2
6	16	Preemption Under NAT Act,		Lecture		CLO1
	17	Non- Agricultural Tenancy Act: Objects of the Act,		Lecture		CLO2
	18	Classes of Nonagricultural Tenants,		Lecture, Interactive Discussion		CLO2
7	19	Incidents of Holding under NAT Act: Transfer of Holding, Preemption,	Mohammad Towhidul Islam, Land Law: Text, Cases & Materials, 2nd ed., Dhaka	Lecture, Interactive Discussion		CLO1

	20	Improvement, Appeal	(2018)	Lecture		CLO2
	21	Differences between Preemption under Various Laws		Lecture, Interactive Discussion		CLO2
8	22	Statutory Scheme covering land related issues		Lecture		CLO1
	23	Land Survey Tribunal,		Lecture		CLO2 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) 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		CLO3
	27	Contents or Khatian, Correction,		Lecture, Interactive Discussion		CLO3
10	28	Mutation, Revision of Khatian, Evidenciary Value of Khatian.	Dr. L. Kabir (Vol. 1-4), Land Laws of Bangladesh, Dhaka	Lecture		CLO3
	29	Prohibition on Subletting, ,	Mohammad Towhidul Islam, Land Law: Text, Cases & Materials, 2nd ed., Dhaka (2018)	Lecture, Group Study		CLO3
	30	Mortgage of the Holding	Mohammad Iqbal Hossain, A text Book on Land Law, 1st ed., Sui Juris, Chittagong (2015)	Lecture, Interactive Discussion		CLO3
11	31	Acquisition of Excess Land by Inheritance, Complete Usufructuary Mortgage		Lecture		CLO3

	32	Manner of Use of Nonagricultural Land,		Lecture, Group Study		CLO3
	33	Ejectment of Nonagricultural Tenants		Lecture, Interactive Discussion		CLO4
12	34	Acquisition and Requisition of Land: Laws Governing Acquisition and Requisition, Procedure for Land Acquisition,	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)	Lecture		CLO4
	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	Law of Abandoned Property: History of Abandoned Property Law in Bangladesh,		Lecture	Class Test 02	CLO4
	39	President order No.16 of 1972,	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)	Lecture, Interactive Discussion		CLO4
14	40	Meaning of Abandoned Property, Control and Management of Abandoned Property,		Lecture		CLO4
	41	Grievance Procedure, Sanction against Unauthorized Possession,		Lecture		CLO4
	42	Disposal of Abandoned Property		Lecture, Interactive Discussion		CLO4
15	43	Land reform Ordinance, 1984: Ceiling of Holding of Agricultural Land,		Lecture, Interactive Discussion		CLO4
	44	Barga Contract, Bargadar,	Mohammad Towhidul Islam,	Lecture		CLO4

	45	Prohibition of Benami Transfer,	Land Law: Text, Cases & Materials, 2nd ed., Dhaka (2018)	Lecture, Interactive Discussion		CLO4
16	46	Rights of Bargadar, Termination of Barga Contract	Mohammad Iqbal Hossain, A text Book on Land Law, 1st ed., Sui Juris, Chittagong (2015)	Lecture, Interactive Discussion		CLO4
	47	Crimes relating to land administration,		Lecture, Interactive Discussion		CLO4
	48	Relevant laws, Latest law reforms.		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	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
<i>Total</i>	<i>100</i>

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 85%	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:

- i. 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.
- ii. 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.
- iii. 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:

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

Supplementary Readings:

1. Dr. L. Kabir (Vol. 1-4), Land Laws of Bangladesh, Dhaka
2. A. A Khan, Land Laws of Bangladesh, 4th ed., Bangladesh Law Book Com., (2018)
3. T Hussain, Land Rights in Bangladesh: problems of management, University Press Ltd., Dhaka (1995)

4. Kazi Ebadul Haque, Bhumi Ain O Bhumi Babosthar Kromobikash, Bangla Academy, Dhaka (2000)
5. Gazi Shamsur Rahman, Bhumi Ainer Bhasso (Bangla) Khushruj Kitab Mahal, Dhaka (2012)

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