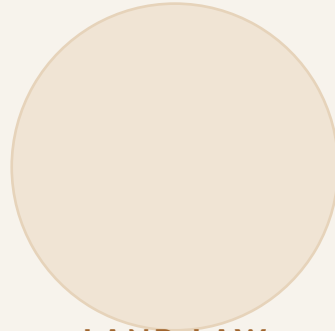




LAND LAW

UNIT – III

Karnataka Land Revenue Act 1964

ROADMAP

Twenty slides in this unit

1. KLR Act 1964

2. Officers

3. Record of rights / RTC

4. Realising land revenue

5. Conversion of use

6. Appeals

7. KAT

8. Survey and boundaries

9. Grants and occupancy

10. Succession mutations

11. Evidentiary value

12. Natural justice

13. Link to acquisition

14. Problem pattern

15. Pack

16. Revision

17. Revision

18. Cases

19. Takeaways

20. Close

KLR Act 1964

State revenue code: officers, records of rights, assessment, conversion, appeals.

Not a title court

Entries are evidence.

Pair

Registration + TPA.

Urban overlay

BDA / municipal records.

Everyday statute

Mutation and RTC fights.

Officers

DC, Assistant Commissioner, Tahsildar, RI, survey officers.

DC

District head.

Tahsildar

Mutation, many inquiries.

Survey

Boundary and phodi.

Village staff

Field presence.

Record of rights / RTC

Pahani shows occupant, tenant, crop, extent, liabilities.

Weight

Presumptive, rebuttable.

Mutation

After sale, succession, decree.

Notice

Before mutating in many cases.

Forgery

Criminal + revenue.

Realising land revenue

Demand, attachment, sale of the holding – public recovery, not acquisition.

First charge

Often priority.

Process

Must be followed step by step.

Appeal / stay

Available.

Not Unit I

Different statute.

Conversion of use

Agricultural to non-agricultural needs KLR permission plus planning NOC.

Layouts

Unauthorised sites – common litigation.

Premium

Conversion fee.

Planning authority

BDA / UDA / TPA.

Fine vs demolition

Both appear.

Appeals

Tahsildar → AC → DC → Karnataka Appellate Tribunal → limited HC.

Limitation

Fatal.

Revision

Supervisory.

Stay

Discretionary.

Speak reasons

Or lose.

KAT

Tribunal for listed revenue and allied appeals.

Mix

Judicial + administrative members.

Paper book

RTC + order.

Further

Art. 227 / statutory HC.

Forum discipline

Climb the ladder first.

Survey and boundaries

Phodi, hissa, marks, akarband. Possession versus paper extent.

Gomal / government land

Encroachment recovery.

Measurement

Tippan / sketch.

Criminal overlay

Land-grabbing provisions if applicable.

Expert

Surveyor as witness.

Grants and occupancy

An occupant is not always an owner. Darkhast and grants carry conditions.

Non-alienation years

Common condition.

SC/ST conditions

Unit IV PTCL may apply.

Resumption

On breach.

Proof

Grant + sketch + RTC.

Succession mutations

Mutation is not a will. Complex title goes to the civil court.

Notice to heirs

Natural justice.

Rival claimants

Civil suit.

Stay

Of mutation.

Evidence

Will / decree / RTC.

Evidentiary value

Public record under the Evidence Act; contradictory RTCs exist.

Starting onus

Shifts practically.

Not conclusive

Title can differ.

Older survey

Often preferred.

Expert comparison

Sketches.

Natural justice

Unreasoned 'rejected' orders die on appeal.

Site inspection

Record it.

Bias

Local capture.

One-line order

Easy to quash.

Hearing

Even in mutation.

Link to acquisition

Collector wears a KLR hat and a 2013 hat. RTC feeds valuation and apportionment.

Encumbrances

Mortgage column.

Tenant column

Unit II share.

Government land

May not need 2013 at all.

Do not mix procedures

Two statutes.

Problem pattern

Mutation without notice; conversion without planning NOC; revenue sale without demand.

Notice

NJ.

Planning

Ultra vires.

Recovery

Skipped steps.

Forum

Appeal then HC.

Pack

DC / AC / Tahsildar / surveyor; RTC; mutation; conversion; KAT.

Never

Treat RTC as a decree.

Always

Attach the extract in facts.

Ladder

Before writ when the Act wants it.

Unit IV

If occupant is SC/ST grantee.

CASES

Landmark authorities

RTC presumption cases

Evidence not title.

Mutation without notice

Natural justice.

Unauthorised conversion / layouts

KLR + planning.

KAT jurisdiction

Statutory forum.

Grant resumption

Breach of condition.

Gomal encroachment

Public land.

Key takeaways

01 KLR 1964 is Karnataka's revenue bible.

02 RTC is strong evidence, not final title.

03 Appeals climb to KAT.

04 Conversion needs KLR + planning.

05 Revenue recovery $\neq$ acquisition.

06 Notice and reasons win cheap marks.

End of UNIT – III

LAND LAW