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**PRESIDENCY UNIVERSITY**

**Bengaluru**

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| **End - Term Examinations – JANUARY 2025** |
| **Date:** 08 / 01/ 2025 **Time:** 01:00pm – 04:00pm |

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| **School:** SOL | **Program:** BA LL.B/BBA LL.B/B.Com LLB (Hons.) | |
| **Course Code :** LAW409 | **Course Name :** Law of Infrastructure Development | |
| **Semester**: IX | **Max Marks**: 100 | **Weightage**: 50% |

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| **CO - Levels** | **CO1** | **CO2** | **CO3** | **CO4** | **CO5** |
| **Marks** | **4** | **31** | **12** | **31** | **22** |

**Instructions:**

1. *Read all questions carefully and answer accordingly.*
2. *Do not write anything on the question paper other than roll number.*

**Part A**

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| --- | --- | --- | --- | --- |
| **Answer ALL the Questions. Each question carries 2marks. 10Q x 2M=20M** | | | | |
| **1** | Mention two objectives of the **Right to Fair Compensation and Transparency in Land Acquisition Act, 2013.** | **2 Marks** | **L2** | **CO4** |
| **2** | Identify and briefly explain two duties of an allottee under the Real Estate (Regulation & Development) Act, 2016. | **2 Marks** | **L3** | **CO3** |
| **3** | Discuss the objective of the **Building and Other Construction Workers Welfare Act**? | **2 Marks** | **L3** | **CO4** |
| **4** | Identify two challenges faced by SEZ developers in India. | **2 Marks** | **L1** | **CO1** |
| **5** | Explain the concept of "carpet area" in real estate law. | **2 Marks** | **L2** | **CO1** |
| **6** | Briefly explain two key functions of the National Highways Authority of India (NHAI). | **2 Marks** | **L2** | **CO2** |
| **7** | List two advantages of using PPP models for urban infrastructure projects. | **2 Marks** | **L1** | **CO2** |
| **8** | Define the term "occupancy certificate" and its significance in real estate transactions. | **2 Marks** | **L3** | **CO4** |
| **9** | State any two challenges associated with legal frameworks for port infrastructure in India. | **2 Marks** | **L1** | **CO2** |
| **10** | Explain the importance of labor registration under the **Building and Other Construction Workers Act, 1996.** | **2 Marks** | **L1** | **CO5** |

**Part B**

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| **Answer the Questions Total 80 Marks** | | | | | |
| **11.** | **a.** | A rural community is concerned about losing agricultural land to a proposed industrial park. Discuss how Social Impact Assessment can help address their concerns while ensuring sustainable development. | **10**  **Marks** | **L2** | **CO3** |
| **or** | | | | | |
| **12.** | **a.** | A developer’s project is delayed due to financial mismanagement, leaving buyers in limbo. Examine the role of the Real Estate Regulatory Authority in protecting the rights of buyers in such situations. | **10**  **Marks** | **L2** | **CO3** |
|  |  |  |  |  |  |
| **13.** | **a.** | The government plans to develop a metro project in a congested urban area, requiring land acquisition from several residential colonies. Analyze how the provisions of the Land Acquisition Act, 2013 ensure fair compensation and transparency in this process. | **10**  **Marks** | **L1** | **CO4** |
| **or** | | | | | |
| **14.** | **a.** | A promoter advertises a residential project promising certain amenities but fails to deliver them. Evaluate the remedies available to buyers under RERA. | **10**  **Marks** | **L1** | **CO4** |

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| **15.** | **a.** | A construction worker sustains injuries at a worksite due to unsafe practices. Analyze the employer’s obligations under the Building and Other Construction Workers Act, 1996. | **10**  **Marks** | **L3** | **CO2** |
| **Or** | | | | | |
| **16.** | **a.** | Analyze the key legal and regulatory challenges faced by stakeholders in aviation and railway sector. Also, evaluate how current laws address these challenges to ensure sustainable and inclusive development. Support your answer with examples from relevant infrastructure projects. | **5+5**  **Marks** | **L3** | **CO2** |
|  |  |  |  |  |  |
| **17.** | **a.** | Discuss the role of Special Economic Zones (SEZ) in promoting infrastructure development in India. Also, Analyze the key regulatory challenges associated with SEZs. | **8+7**  **Marks** | **L1** | **CO2** |
| **Or** | | | | | |
| **18.** | **a.** | Examine the role of the Real Estate Appellate Tribunal in resolving disputes under the Real Estate (Regulation & Development) Act, 2016. Provide examples of recent cases, if any. | **15**  **Marks** | **L1** | **CO2** |

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| **19.** | **a.** | Evaluate the significance of the National Highways Authority of India (NHAI) in the development of transportation infrastructure in India.  Discuss the key legal and financial challenges faced by NHAI in executing large-scale highway projects, and assess how the Public-Private Partnership (PPP) model has been utilized to overcome these challenges. | **8+7**  **Marks** | **L2** | **CO4** |
| **Or** | | | | | |
| **20.** | **a.** | The construction of large-scale urban infrastructure projects often leads to displacement of local communities. Discuss the ethical and legal implications of such displacements under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation, and Resettlement Act, 2013. Also, analyze the effectiveness of the Act in protecting displaced individuals and communities. | **8+7**  **Marks** | **L2** | **CO4** |

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| **21.** | **a.** | In a recent infrastructure project, the government acquired agricultural land for the construction of a highway under the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation, and Resettlement Act, 2013. The affected farmers protested, claiming inadequate compensation and lack of proper rehabilitation measures. The matter escalated, with some farmers filing a petition in court, arguing that the social impact assessment (SIA) was incomplete and that the principles of public purpose and consent were not followed. Discuss and analyze the legal obligations of the government under the Act concerning compensation, rehabilitation, and social impact assessment.  Also, explain the legal remedies are available to the farmers if they believe the government has failed to comply with the provisions of the Act? | **10+10**  **Marks** | **L3** | **CO5** |
| **Or** | | | | | |
| **22.** | **a.** | You are representing a group of homebuyers who have not received possession of their booked flats despite the completion deadline passing two years ago. Draft a legal notice under the **Real Estate (Regulation & Development) Act, 2016,** addressing the promoter's delay and requesting immediate action. | **20**  **Marks** | **L3** | **CO5** |

**\*\*\*\*\* BEST WISHES \*\*\*\*\***