

## A CRITICAL STUDY ON LAND REFORMS IN INDIA

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### ABSTRACT:

Land reform is a broad term. It refers to an institutional measure directed towards altering the existing pattern of ownership, tenancy and management of land. It entails “a redistribution of the rights of ownership and/or use of land away from large landowners and in favour of cultivators with very limited or no landholdings.” Thus, in a broad sense, land reform refers to an improvement in agro-economic institutions. It includes measures and policies relating to the redistribution of land, regulation of rent, improving the conditions of tenancy, cooperative organisation, agricultural education, and so on. Land reform is a part of heritage of the country’s freedom movement since the agrarian structure that we inherited from the British at the time of independence was of the feudalistic exploitative character. Zamindars- intermediaries-moneylenders played a big role in exploiting the masses. Land changes have been weakly endeavoured at different circumstances and this has turned out to be an instance of the cure being more terrible than the sickness. Remarking on the procedure of land changes, Prof. M.L. Dantwala sees; "All things considered land changes in India ordered up until this point and those examined sooner rather than later, are in the correct bearing; but then because of absence of execution the genuine outcomes are a long way from tasteful". It is in this background that we have to examine the objectives of land reform policy in India. Land reform measures aim not only at raising agricultural productivity. It is also viewed as a tool for social uplift. Land program in post-Independence Bharat has developed through entirely unexpected stages. all through the Mughal sum, before the entry of a people there have been differed changes inside the arrangement of land tax collection or income. Labourers kept on liking standard rights over land they involved and as a rule couldn't be

expelled unless they didn't pay the predetermined land income (arrive assess) to the state. The undertaking of conglomeration arrive income was doled out to a classification of operators alluded to as zamindars (Bhaumik, 1993).

**KEY WORDS:** land reforms , redistribution of land , Zamindars, agricultural productivity, regulation of rent .

**INTRODUCTION:**

Land changes have been weakly endeavorer at different circumstances and this has turned out to be an instance of the cure being more terrible than the sickness. Remarking on the procedure of land changes, Prof. M.L. Dantwala sees; "All things considered land changes in India ordered up until this point and those examined sooner rather than later, are in the correct bearing; but then because of absence of execution the genuine outcomes are a long way from tasteful". Joshi sees: "There is almost certainly that amid the previous a quarter century arrive changes in India have not expected the type of tremendous progressive change as in China, or that of a sensational change realised from above as in Japan. In any case, from this to bounce to the conclusion that the land changes program has been a scam or an aggregate disaster is to substitute declaration for a point by point observational examination. India has additionally seen imperative changes in the agrarian structure, which have gone unnoticed as a result of the nonattendance of a practical approach in surveying these progressions.

**AIM OF THE STUDY:**

To know the reforms relating to land in India.

**METHODOLOGY:**

**Descriptive methodology:**

Adescriptive approach to research is called as the foundation for research. The researcher referred more descriptive information's from books, articles, journals to gain more knowledge on uniform civil code in India.

**FIVE YEAR PLANS:**

Assessing the Indian land changes, a current remark from G.S. Hotshot is adept. He watches: "The Indian Government was resolved to arrive changes and thusly laws were passed by all the State Governments amid the Fifties with the affirmed point of nullifying landlordism, conveying land through burden of roofs, insurance of occupants and solidification of land-property. One of the noteworthy accomplishments of these demonstrations was the cancelation of non-attendant landlordism in a few sections of India.

In any case, arrive changes were apathetic as to the burden of roofs and security of residency. Thusly, the skewness in arrive circulation was not lessened in any huge way. Further, countless were really expelled for the sake of self-development. Regardless of it, arrive changes achieved a critical change in arrive relations in so far as self-development, instead of non-attendant landlordism, turned into a prevalent method of generation. The Government of India knows that farming advancement in India could be accomplished just with the change of India's rustic institutional structure. It was said that the degree of the usage of rural assets would be dictated by the institutional structure under which the different information sources were put to utilise. M. Dandekar saw: "Among the activities expected to discharge the power which may start or quicken the procedure of financial development, agrarian change normally gets high need". The First Five-Year Plan stated: "This (arrive change) is a key issue of national significance. The previous Prime Minister, Indira Gandhi, accentuated: "Land Reforms is the most significant test which our political framework must go to survive." Land changes in this manner ended up one of the fundamental parts of the farming improvement strategy particularly after the idea of the Five-Year Plan came to remain. The imperative destinations of land change measures in India were: (1) to upgrade the profitability of land by enhancing the financial states of ranchers and inhabitants so they may have the enthusiasm to put resources into and enhance farming, (2) to guarantee distributive equity and to make a populist society by disposing of all types of misuse, (3) to make an arrangement of worker proprietorship with the proverb of land to the tiller and (4) to exchange the wages of the few to numerous so the interest for customer products would be made.

The Second Five-Year Plan underlined the objectives of the land changes in this way:

- i. To oust the deterrents in the strategy for cultivating age as may rise up out of the character of agrarian structure and to build up an agrarian economy ideal of hoisted measures of adequacy and effectiveness;
- ii. To develop a libertarian culture and to wipe out social dissimilarity;

Again in the Third Plan, the Planning Commission summed up the targets of land changes subsequently "The first is to expel such obstructions to increment in farming generation as may emerge from the agrarian structure acquired from the past. This should make conditions for advancing as expediently as conceivable a farming economy with an abnormal state of proficiency. The second goal, which is firmly identified with the in the first place, is to dispose of all components of abuse and social shamefulness inside the agrarian framework to

give security to the tiller of the dirt and guarantee balance of status and chance to every one of the segments of the provincial populace". In this way the land changes in India went for the redistribution of possession property and revamping operational possessions from the view purpose of ideal use of land. It has additionally gone for giving security of residency, obsession of rents and conferment of possession. After autonomy, the instalment of lease by the occupants of all classes and the rate of lease were controlled by enactment. The initial Five-Year Plan set out that lease ought not surpass one-fifth to one-fourth of the aggregate create. The law thusly has been authorised in every one of the States. The most extreme rate of lease ought not surpass that recommended by the Planning Commission in all parts of the States. Greatest rents varied starting with one State then onto the next - Rajasthan, Maharashtra and Gujarat settled one-sixth of the create as most extreme lease. In Kerala, it runs between one-fourth and 33% and in the Punjab 33%. In Tamil Nadu, the lease shifts from 33% to 40 for every penny of the deliver. In Andhra Pradesh it is one-fourth for watered land. The lease could be paid in real money rather than kind. With a view to guaranteeing security of residency, different State Governments have passed laws which have three fundamental points 1) Ejectment does not happen aside from with the arrangements of law, 2) the land might be assumed control by the proprietors for individual development just, and 3) in case of resumption the occupant is guaranteed of the recommended least regions. The measures embraced in various States fall in four classes; First, every one of the inhabitants developing a bit of land have been given full security of residency without the land proprietors having any privilege to continue arrive for individual development. This is in task in Uttar Pradesh and Delhi. Furthermore, arrive proprietors are allowed to continue a constrained zone for individual development, yet they ought to give a base zone to the occupants. This is in vogue in Assam, Maharashtra, Gujarat, Punjab and Rajasthan. Thirdly, the landowner can continue just a constrained degree of land and the inhabitant isn't be qualified for any piece of it. This is working in West Bengal, Jammu and Kashmir.

In Tamil Nadu, Karnataka, Kerala, Andhra Pradesh and Orissa, measures as a request for staying ejectment have been embraced to give transitory insurance to the inhabitants. Fourthly, administrative measures have additionally shown the conditions under which just ejectment are allowed. These grounds are (a) non-instalment of lease (b) execution of a demonstration which is ruinous or forever damaging to arrive (c) subletting the land (d) utilizing the land for reason other than farming and (d) recovery of land for individual development by the proprietors. A definitive point of land changes in India is to present the

privileges of proprietorship to occupants to the bigger conceivable degree. Towards this end, the Government has taken three measures: (1) proclaiming occupants as proprietors and expecting them to pay remuneration to proprietors in appropriate portions (2) procurement of the privilege of possession by the State on instalment of pay and exchange of possession to inhabitants and (3) the states' obtaining of the landowners' rights carry the occupants into coordinate association with the States. Because of every one of these measures, 92 for each penny of the possessions are completely claimed and self-worked in the nation today. Notwithstanding the advance made in such manner, the tenure changes are still tormented by inadequacies some of which are: 1) the occupancy changes have rejected the tenant farmers who frame the greater part of the inhabitant cultivators, 2) launch of occupants still happens on a few ground 3) the privilege or resumption given in the enactment has prompted arrive getting by the deceitful 4) reasonable rents are not uniform and not actualised in different States on account of the intense land hunger existing in the nation 5) proprietorship rights couldn't be presented on a vast group of occupants due to the high rates of remuneration to be paid by the inhabitants. The verification of constant ownership for 12 back to back a long time to get inhabitation rights additionally prompted late execution of occupancy changes. One of the disputable measures of land changes in India is the roof ashore holding. By 1961-62, roof enactment had been passed in every one of the States. The levels fluctuate from State to State, and are diverse for sustenance and money crops. In Uttar Pradesh and West Bengal, for instance, the roof on existing holding is 40 sections of land and 25 sections of land and on future acquisitions 121/1 sections of land and 25 sections of land individually. In Punjab, it ranges from 27 sections of land to 100 sections of land, in Rajasthan 22 sections of land to 236 sections of land and in Madhya Pradesh 25 sections of land to 75 sections of land. The unit of use of roof additionally varies from State to State. In Andhra Pradesh, Assam, Bihar, Punjab, Haryana, Uttar Pradesh, West Bengal, Madhya Pradesh and Maharashtra, it is based on a 'land holder', while in alternate States it is one the premise of a 'family'.

Keeping in mind the end goal to realise consistency, another approach was advanced in 1971. The fundamental highlights were:

- a. Lowering of roof to 28 sections of land of wet land and 54 sections of land of unirrigated arrive

- b. A change over to family as opposed to the person as the unit for deciding area property brought down roof for a group of five.
- c. Fewer exceptions from roofs
- d. Retrospective use of the law for announcing benami exchanges invalid and void; and
- e. No extension to move the court on ground of encroachment of key rights

In addition, national rules were issued in 1972, which determined the land roof restrict as;

- i. The best land 10 sections of land
- ii. For inferior land 18-27 sections of land; and
- iii. For the rest, 27-54 sections of land with a marginally higher farthest point in the slope and forsake territories

#### **OBJECTIVES OF LAND REFORMS IN INDIA:**

- I .Restructuring of agrarian relations to accomplish a populist structure;
- ii. End of misuse in arrive relations;
- iii. Actualisation of the objective of "land to the tiller";
- iv. Change of financial states of the country poor by extending their property base;
- v. Expanding agrarian generation and profitability;
- vi. Encouraging area based improvement of rustic poor; and
- vii. Imbuement of an awesome measure of equity in nearby foundations.

In fine, development and social equity are the fundamental targets of land change measures.

#### **REVIEW OF LAND REFORMS IN INDIA: MEASURES OF LAND REFORMS IN INDIA:**

Land program in post-Independence Bharat has developed through entirely unexpected stages. all through the Mughal sum, before the entry of a people there have been differed changes inside the arrangement (Trishala A , Lakshmi T and Rajeshkumar S, 2018)of land tax

collection or income. Labourers kept on liking standard rights over land they involved and as a rule couldn't be expelled unless they didn't pay the predetermined land income (arrive assess) to the state. The undertaking of conglomeration arrive income was doled out to a classification of operators alluded to as zamindars (Bhaumik, 1993). At the point when the Malay Archipelago Company (EIC) built up inside the Seventeenth Century, the rural structure experienced basic alteration. The EIC first acquired the best possible to get the gathered land income and later, underneath the Permanent Settlement presented in 1793, announced the Zamindars to be proprietors of land in return for the instalment of land income mounted in sempiternity. Zamindars or those to whom they sold their restrictive rights are normally designated income grouping to a progression of agents. The expanding layers of mediators implied that there was broad increment in lease removed from the tillers and inability to pay this brought amount came about up in vast scale expulsions, across the board unsettling influence, and declining agrarian creation (Bhaumik, 1993). a people needed to balance out valid through enacted living arrangement change.

The geographic territory Rent Act of 1859 put confinements on the capacity of proprietors' to broaden lease or remove inhabitants. Be that as it may, the Act exclusively shielded settled lease inhabitants and neglected to ensure bargadars or horticultural workers. be that as it may it exclusively secured those settled lease inhabitants UN organization may demonstrate that they had developed the land for twelve back to back years. Consistent development was troublesome to demonstrate owing to poor records and along these lines the Act brought about an ascent in removals by Zamindars to prevent inhabitants from having land for the predefined timeframe (Bhaumik, 1993). The 1885 geographic territory habitation Act also needed to watch long-standing occupants, and was similarly incapable. all through this period, another style of holder rose in geographic zone. The Jotedars were a costly classification of laborers UN organization spared and picked up administration of gigantic amounts of uncultivated woodlands and wetlands outside the domain led by the Permanent Settlement (Bhaumik, 1993). The Jotedars refined some of this land through the immediate bearing of utilized work or hirelings. most of the Jotedars' property, similar to a considerable measure of the land in geographic region, was developed byBargadars. Rustic pressures over the dilemma of Bargadars were basic inside the prior decades and when Independence. Inside the Nineteen Forties, the Tebhaga development submerged a littler product share installment and furthermore made the proverb, The UN organization works the land, possesses the land." The development is given kudos for molding post-Independence change enactment in area (Datta, 1988). At the season of Independence, this issue was of decent

criticalness. Inside the decades following freedom Bharat passed a major assemblage of change enactment. The 1949 Constitution left the selection and execution of land and habitation changes to state governments. This precious stone are rectifier to loads of distinction inside the execution of those changes crosswise over states and after some time. at the point when Bharat Independence, the govt. made real move to annihilate the frameworks of Jamindaris and Jagirdari, to dispose of delegates amongst state and worker. This was the essential general get together taken by (Dr.Lakshmi T and Rajeshkumar S , 2018. )the lion's share the states alluded to as abolishment of Jamindari/Jagirdari frameworks Act.

#### **ABOLITION OF INTERMEDIARIES:**

Abolition of zamindari and comparable delegate residencies amid 1950-55 basically included evacuation of mediator levels or layers of different indistinct and parasitic gatherings in arrive between the State and the genuine cultivators. Be that as it may, such annulment of mediators included remuneration to the proprietors of land. Because of this measure, around 2.5 crore ranchers were carried into coordinate association with the State. This encouraged dissemination of 61 lakh hectares of land to landless ranchers. Huge territories of exclusive backwoods and no man's land now vested in the State. In spite of cancelation of go-between rights, poor working class kept on being misused in different ways. It prompted vast scale ejection of poor occupants from arrive. While landlordism has been annulled, non-attendant landlordism now keeps on prospering. The enactment gave possession rights not upon the real cultivator, but rather on the statutory occupant, himself's identity a mediator with a chain of sub-inhabitants under him.

**TENANCY REFORMS:** The Tenancy enactments have taken three structures:

- (I) Regulation of lease,
- (ii) Providing security of residency, and
- (iii) Conferring privileges of proprietorship for occupants.

Lease payable to the landowners ought not surpass one-fifth to one-fourth of the gross create of land. In the light of this rule, every one of the states have instituted laws for obsession of lease. Nonetheless, expansive between state varieties exist in the obsession of land lease rates. Further, one notification between state contrasts in arrive rents. Indeed, even the occupancy changes have neglected to manage lease. Attributable to the frail position of inhabitants, interest for reasonable and simply lease from landowners every so often prompt



ejectment from arrive. Tenure Legislations have made it clear that for no situation the occupants can be removed aside from just in the circumstance where proprietors themselves need to continue development. Indeed, even in case of resumption of development by the proprietors, occupancy enactments have made it mandatory to leave a base zone for the inhabitant. An imperative part of land change is the conferment of proprietorship rights to occupants in regard of non-resumable land. Tenure laws that have been encircled in various states contained an arrangement for the resumption of land by the landowners for 'individual development' with the question of ensuring the interests of landowners, instead of inhabitants. Because of a free meaning of the term individual development, landowners kept on continuing area for self-development. The law additionally allowed the intentional surrender of occupancies. Casual or covered and oral occupancies are as yet common. In this way, the privilege of resumption of land for self-development has rendered every one of the tenures unreliable. At long last, there is no legitimate arrangement for giving possession rights in the tenure laws of a few states. In all actuality, enactment for conferment of possession rights couldn't yield great outcomes in light of the fact that a large number are unequipped for purchasing land from the landowners and a considerable lot of them are unwilling to do as such.

#### **CONTROL ON LAND HOLDINGS:**

To diminish the current variations in the example of land-proprietorship and make some land accessible for appropriation to landless farming specialists, the Second Plan (1956-1961) prescribed the inconvenience of roofs on horticultural property. It was visualized that land over a specific point of confinement would be gained by the State and redistributed among the landless laborers and little agriculturists in order to meet their long for land and, therefore, to empower them to make monetary property. Land roof laws were passed in two stages. In the principal stage—which kept going up to the finish of 1972—'landholder' was dealt with as the unit of the development. This roof unit was changed to 'family' after 1972. As far as possible have additionally been brought down in the second stage with contrasts differing as between flooded land with two products, watered land with one yield, and dry land. Be that as it may, exclusion for plantations, nibbling land, steers reproducing ranches, religious/magnanimous/instructive trusts, sugarcane manors, tank, fisheries have made the roof laws for all intents and purposes excess. Up to end September 2001, the aggregate sum of land announced surplus was 73.67 lakh sections of land, 64.95 lakh sections of land of land have been assumed control by the states. A sum of 53.79 lakh sections of land of land

have been circulated among 54.84 lakh occupants. This adds up to saying that in regards to 12 lakh sections of land of land couldn't be appropriated in light of assortment of reasons, of which case is thought to be the most hindering variable.

The activities of the roof law had for all intents and purposes no effect on the agrarian structure. The authorization of the roof law was gone before by an open level headed discussion spread more than quite a while. These empowered landowners to control arrive records prompting imaginary (benami) and deceitful allotments of terrains among their relations, companions, invented trusts, and so forth. We have seen that the degree of territory pronounced surplus is significantly less than the assessed overflow, for the most part because of an extensive variety of exceptions gave in the roof laws, deficiencies and escape clauses in the laws and wasteful execution of the laws.

Thus, just the little landowners were gotten in the net and the vast majority of the huge landowners are dodged it and, regardless of whether the land was taken from them, it was not redistributed among the landless workers. Absence of political will is thought to be the best hindrance for its expedient usage.

#### **CONSOLIDATION OF LAND HOLDINGS:**

Divided and subdivided landholdings and little measured property have made Indian agribusiness un-gainful. So union of these grounds is important to support proficiency and economy in India's horticulture. It has been finished in the conditions of Punjab, Haryana and Uttar Pradesh. Till December 2001, about, 163.3 lakh sections of land of land or 1/3rd of the aggregate developed region have been solidified. One reason for the late advance of this part of land changes is that little agriculturists have a solid dread that combination supports substantial ranchers. That is purpose behind the risk of ousting of inhabitants from arrive out of union is the best.

#### **IMPACT OF THE LAND REFORM POLICY:**

Land changes are being endeavoured for twofold reason: to enhance generation and efficiency and the circulation of pay/resource. Land change measures are costless techniques for expanding generation in the farming part. It fills the need of social equity as well. arrive change measures have enhanced gainful effectiveness of the agrarian segment and guaranteed social equity.

### I. On profitable Efficiency:

So far as profitable productivity is concerned, the land change measures received as of late have not had any noteworthy effect. The plausible reason is that the changes have not been adequately actualized. The responsibility for has not yet been completely exchanged to the tillers. The genuine leases still lead high. The union of possessions has not been finished. Helpful cultivating has not made much progress. Without temperate holding being in genuine ownership of the tiller, in which he has a lasting interest, the advanced procedures can't be connected to arrive. Normally, efficiency keeps on being low.

### ii. On Social Justice:

The goal of social equity has, in any case, been accomplished to an impressive degree. The middle person rights have been canceled. India never again displays a photo of feudalism at the best and serfdom at the base. The occupancy laws have given the tillers assurance from misuse by giving them security of residency and settling most extreme chargeable rents. Without a doubt the pace of execution of land change measures has been moderate. In addition, there is a checked unevenness in regard of advance in different states. This does not, nonetheless, imply that there has been no accomplishment at all in the circle of land change since freedom. In any case, the advance has been ease back and it should be quickened. The complex issues of our territory are to be understood through the presentation of a reasonable land approach.

### **CONCLUSION:**

In this examination we looked into the monetary contentions for arrive change and demonstrated that they depend on erosions in the designation of land. These contacts could either be because of office expenses or blemished property rights. At that point we assessed the proof ashore changes in India. The proof proposes that land changes negatively affected neediness, while the impact on profitability is blended. In states where these measures were emphatically executed, the impact of land change on profitability appears to be sure.

### **RECOMMENDATIONS:**

Land reforms mean equitable redistribution of land with the aim of increasing productivity and decreasing poverty.

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