

# Land Tenure System of the Settlement Schemes: A Case Study from the Mahawali System 'H'

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**Abstract**—Land tenure affects the application of technologies for agricultural and natural Resource management. Land tenure has been of scholarly interest among the contemporary social scientists as an applied research field though out the last half century. Bromley has distinguished different property types based on various scheme of land tenure and ownership such as common property, state property, individual property, and open access. In the analysis of current situation of land tenure Sri Lanka, His ideas can be certainly be applicable. In the ancient period the king was the sole custodian of land in the country. Through the elite and general public has the access to till the land under different serves bond. During the course of history, the land ownership pattern has changed mainly encompassing privet ownership and state ownership under different tenured arrangement. The British colonial regime has emphasized greatly to shape the present land use and land ownership pattern in the country. The colonial land policies and subsequent state intervention as well has increased population growth have led to major issues such as landlessness fragmentation of land holding low productivity etc.

The objective of this study is to examine the processes and structures related with land use function in a newly developed settlement area. The state sponsored major development project, the Mahawali scheme has demarcated in to different development zoon. The system 'H' Mahawali project which is near Anuradhapura, it was selected as a main study area. The two broad types of data, the secondary and primary data is using in the study. The data are collecting through a questionnaire survey, observations, formal interviews and discussions with individuals and officials of the area. The samples of households are selecting randomly from each stratum. The stratified random sampling technique is using to collect household information.

Newly settled farmers in system 'H' practicing deferent land use activates as well as hidden tenancy agreements. There can be seen sum inconsistence of land use acceding to the experience. The case study of Bulnewa area in Mhaveli system 'H' prove the situation which is contradictory to the assumed situation by the planners. Result of the data analysis revealed that some land use practices as well as all agrarian system have been change. Defined the last to decade land tenure system object to change deferent social economic conditions which have not been perceived out migration of youth, Unprofitable farmer and deferent on outside work are result of the changed in land use and land ownership. Those who mainly cultivated paddy reserve the marginal income that would not sufficiently maintain a healthy and sound economy. Poverty and indebtedness are ever increasing. The study finally reveals that the settlement of farmers, under a predetermined land ownership and land use plan has not been successful event in the project, like Mahaweli. In conclusion this paper presents that intervention of external forces in to uniform land tenure systems, can change the existing ownership pattern significantly.

**Keywords:** Land tenure, ownership, fragmentation, property, Mahawali scheme

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