Q # 01: Define easement. Briefly discuss different kinds of easement.

1) Introduction

- An easement is a right of use the land of other person for a specific purpose without possessing it. In other words, when someone is granted an easement, he is granted to use the land but the title of ownership remains with the owner of the land. Actually an easement is a right of way; according to this a person can use other person’s land to access to the main road. Easement can only be taken if the person who has been granted easement, is an owner of home locked land, in this situation he can take easement otherwise he is not eligible to take easement.

2) Meaning of easement

- An easement is a right of use the property of other person for a specific purpose without possessing

3) Definition of easement

- When someone is granted an easement, he is granted to use the land but the title of ownership remains with the owner of the land and the person who is granted easement can use the land without possessing it.

4) Persons who can grant easement

Following are the persons who grant the easement. Details are as under

1) Owner
2) Limited owner
3) Apparent owner
4) Lessee
5) Possessor
6) Mortgager

5) Persons who can acquire easement

Following are the persons who can acquire the easement. Details are as under

1) Co-owner
2) Co-tenants
3) Lesser
4) Trespasser
5) Possessor
6) Mortgager
6) Kinds of easement

Following are the kinds of easement. Details are as under

1. **Continuous easement**
   - Continuous easement is such easement which can be acquired without the permission from other individuals and these easements remain continue and following elements comes under this category such as air, light and drains etc.

2. **Discontinuous easement**
   - Discontinuous easement is such easement which can be acquired with the permission of other individuals and these easement not remains continue such as right of way with the permission of owner of the land

3. **Apparent easement**
   - Apparent easement is such easement which is free from human interference and it can be acquired without the permission from other individuals for example, paved track, a footpath and flow streams comes under this category

4. **Non-apparent easement**
   - Non-apparent easement is such easement which is not free from human interference and it only can be acquired with the permission from other individuals for example right of way or use of property of someone else

5. **Positive easement**
   - Positive easement is such easement which can be acquired with the permission of the owner in which easement holder can discharge water from well, can use the kitchen situated on the land of owner and can receive other benefits from the land but easement holder cannot earn money in the shape of money or other than this

6. **Negative easement**
   - Negative easement is such easement where easement holder is restricted to use the land in specified ways such as easement holder cannot construct a building in the land of other person

7. **Urban easement**
   - Urban easement is such easement when one person seeks the access to reach to the main road, urban easements are related with houses, building, plazas and shopping centers in the cities
8. Rural easement
- Rural easement is such easement when one farmer seeks the access to reach his land by using other former’s land for the purpose of cultivation of the land. And this kind of easement cannot be taken without the consent of the owner of the land.

9. Permanent easement
- Permanent easement is such easement which can be acquired on permanent basis by the easement holder.

10. Limited easement
- Limited easement is such easement which can be acquired only for the specified duration of time by the easement holder.

11. Easement by necessity
- Easement by necessity is such easement which can be acquired from the permission of court of law when owner of the landlocked property has no access to reach to the public right of way such as street or highway comes under the category of easement by necessity.

12. Quasi easement
- Quasi easement is such easement when both tracts of the land are owned by a single person and it will become quasi easement if an owner of the two tracts sells one of the tracts to other person.

13. Customary easement
- Customary easement is such easement which can be acquired by virtue of local customs. By the custom of a certain village such as every farmer of the village can pass his cattle through the common fields.

14. Public easement
- Public easement is such easement when someone grants a certain area of land for public use for example a person who provides a certain area of land for park is called public easement.

Conclusion
- An easement is a basically rule according to which a person can use someone else land without possession it for a specified purposes. There are certain types of easement such as permanent and limited continue and discontinue, mentioned all easement requires the permission of real owner or some of them require the judicial approval for use of the land of other person. Easement holder cannot earn money in the shape of profit from the land of other and easement holder is not permitted to construct builds on the land of owner and is
not allowed to make other changes on the land of the owner. Easement holder only can use the land but the title of the ownership will remain with the real owner of the property