

GUJARAT TECHNOLOGICAL UNIVERSITY

Real Estate Planning and Management

SUBJECT CODE: 1055501

B.PLAN 5th SEMESTER

Teaching and Examination Scheme:

Teaching Scheme			Credits	Examination Marks				Total Marks
L	T	P		Theory Marks		Practical Marks		
				ESE (E)	PA (M)	ESE (V)	PA(I)	
3	0	0	3	50	50			100

L- Lectures; T- Tutorial/Teacher Guided Student Activity/Field work; P- Practical; C- Credit; ESE- End Semester Examination; PA- Progressive Assessment.

Content:

Sr. No.	Content	Total Hrs	% Weightage
Unit -1	<p>Land</p> <ul style="list-style-type: none"> • Definition of Land, Characteristics of Land (Urban Land); • Urban Land Economics- Objectives, Scope, Economic concepts of land, Economic principles of land uses, Economic and Scarcity Rent; • Market Mechanism- Land use pattern and Land Value; • Relevance for Spatial Planning 	12	25
Unit -2	<p>Developments of Land and Real Property</p> <ul style="list-style-type: none"> • Process of Land Development, Cost of Development, Land development charges and betterment levy 	3	10
Unit - 3	<p>Real Estate Market, Valuation & Financial Aspects</p> <ul style="list-style-type: none"> • Overview of Real Estate sector in India, significance of sector; • Economic aspects of land policies at various levels of decision making; • Heterogeneity and imperfections; • Private ownership and social control of land; disposal of land; land use restrictions; • Compensation and requisition taxation of capital gain on land versus public ownerships, 	15	30

	<ul style="list-style-type: none"> • Real Estate as Investment option; • Valuation of real property - principles and practices, concept of capital value, rental value; • Sources of Finance, REIT, Financial calculation for real estate developer 		
Unit - 4	Factors Influencing Locational Decisions <ul style="list-style-type: none"> • Analysis of location of specific uses like residential, industrial, commercial and institutional in the light of location theories in intra-regional and inter-regional context; • Techniques of cost benefit analysis of urban development programme Locational Decisions based on Cost Benefit analysis 	6	15
Unit - 5	Case Studies <ul style="list-style-type: none"> • Case studies of real estate development in public, private, partnership sectors; • Real estate as facilitator of development; • Real Estate Regulatory Bill- Objective, Key provisions, Affect on real estate market and stakeholders • Development of real estate as a tool for controlling land and property prices; • Transaction and renting of real estate, Lease deeds/ sale deeds, sale documents, registration; Mortgage and pledging 	9	20
	Total no. of hours	45	100

Note: The text in RED shows content that is added, while the text in GREEN shows content that is suitable adjusted in other unit. The text with strikethrough line shows the content to be omitted.

Assessment /Evaluation Criteria:

Progressive Assessment: 50 %

Attendance and Class Participation: 15 %

Assignment: 15 %

Midterm Exam: 20 %

Final Exam: 50 %

Reference Books:

Text / Reference Books:				
S. No.	Name of Authors	Titles of the Book	Edition	Name of the Publisher

1.	John Ratcliff, et.al.	Urban Planning and Real Estate Development	3rd	Rutledge
2.	Weimer, Arthur M and Hoyt, Homer	Principles of Real Estate	6th	The Ronald Press Co., NY

Course Outcome:

Deliverables in terms of term paper/ article review/ synopsis/ posters etc