



## School of Planning and Architecture: Vijayawada

(An institute of National Importance under the Ministry of Education, Govt. of India)

S.No. 4/4, ITI Road, Vijayawada – 520008, Andhra Pradesh, India

Course: *Elective-II: MUD117 Real Estate Management*

Credits: **3 (2L+1T)**

Internal Assessment Marks: **50**

Attendance: **75%**

Class: **II Sem. M.UD, 2023-24 A.Y.**, Instructor: **SVK Kumar**

Contact Hr./week: **03 (@55 min)**

External Theory Exam: **50**

Min. Marks: **40% each in Internal & External Assessment**

Timetable: **Thu., 9:00–11:45 AM**

Total Marks: **100**

### SUBJECT OBJECTIVE

To understand the gamut of real estate development, particularly in the Indian context and the extent of market driven concerns in urban development process.

#### Content:

##### Unit – I: Real Estate Scenario in India

Real Estate scenario of India, contribution to GDP, stakeholders and participants. The RERA Act – promulgation, applicability and role of legislation in sustainable Real Estate

##### Unit – II: Real Estate Asset Classes

Real Estate Asset Classes – Residential, Commercial, Retail, Hospitality, Education, Logistics and Warehousing, Senior Living, Co-working and Co-living spaces, Cap' values.

##### Unit – III: Real Estate field verticals

Real Estate field verticals (end-to-end services): Advisory, Land procurement, Transaction (Sale and Lease, Bid Process management), Capital Markets, Project / Construction Management, Asset / Property Management (Housekeeping and Facilities' management).

##### Unit – IV: Real Estate advisory studies

Real Estate advisory studies – Highest and Best Use option, Market demand assessment, Feasibility (market and Financial). Real Estate project proposals – EoI, RFP and Development agreement for entrepreneurial and PPP modes

##### Unit – V: Methods of Property valuation

Property Valuation – methods of Valuation, reach and relevance to real estate sector and Taxation and Registration – influencing factors, Ready Reckoner Rate/s

### LEARNING OUTCOME

Students will be able to view a built or unbuilt entity in its stake at the city level, beyond being a mere physical identity. Students will also be able to develop a rational perspective while proposing urban interventions and pave ways for sustainable development.

S.No.	Date & Week No.	TOPIC OF CLASS LECTURE & DISCUSSION	CLASS ACTIVITY & ASSIGNMENTS <sup>§§</sup>
1	04.01.2024 Week 1	<b>Introduction</b> to the subject curriculum ➤ Factors influencing Real Estate domain; ➤ Land Use: Objective, types and codes	
2	11.01.2024 Week 2	➤ Land Use: Objectives, types and codes	(Int. Assmt. – I: <b>RE Profiling of Vijayawada, Part 1</b> )
3	18.01.2024 Week 3	<b>Unit I: Real Estate Scenario in India</b> ➤ Real Estate scenario ➤ City profiling of Vijayawada, RERA Act – a guideline / compliance factor	
4	25.01.2024 Week 4	<b>.. Unit I: Real Estate Scenario in India</b> ➤ RERA Act – a detailed study	
5	01.02.2024 Week 5	<b>Unit – II: Real Estate Asset Classes</b> ➤ Dynamics of Asset classes ➤ Cap' values and valuation scenario	
6	08.02.2024 Week 6	<b>.. Unit – II: Real Estate Asset Classes</b> ➤ Asset classes: Residential, Commercial, Retail, Hospitality, Education, Logistics and Warehousing, etc.	
7	15.02.2024 Week 7	<b>Field Work / Case Study visits (10-18 Feb. 2024)</b>	
8	22.02.2024 Week 8	<b>Unit – III: Real Estate field verticals</b> ➤ End to end service verticals: Advisory and Transaction domains	(Int. Assmt. – I: <b>RE Profiling of Vijayawada, Part 2</b> )

S.No.	Date & Week No.	TOPIC OF CLASS LECTURE & DISCUSSION	CLASS ACTIVITY & ASSIGNMENTS \$\$
9	29.02.2024 Week 9	Mid Semester Assessment (26 Feb. - 01Mar. 2024)	Int. Assessment – II
10	07.03.2024 Week 10	.. Unit – III: Real Estate field verticals ➤ Performance of asset classes in India (and abroad): Demand-Supply, Gap	Submission of Int. Assmt. – I
11	14.03.2024 Week 11	Unit – IV: Real Estate advisory studies ➤ Types of studies and their importance in investment / consumer markets	
12	21.03.2024 Week 12	.. Unit – IV: Real Estate advisory studies ➤ Contracts and Agreements: Eol, RFP	
13	28.03.2024 Week 13	... Unit – IV: Real Estate advisory studies ➤ Contracts and Agreements: Development agreement for entrepreneurial and PPP modes	Submission of Int. Assmt. – III:
14	04.04.2024 Week 14	Unit – V: Methods of Property valuation ➤ Property Valuation – Purpose, credibility, influencing factors	
15	11.04.2024 Week 15	Holiday (Id-UI-Fitr)	
16	18.04.2024 Week 15	.. Unit – V: Methods of Property valuation ➤ Property Valuation – Taxation and Registration, Ready Reckoner Rate/s	19.04.2024 is the last working day

**Tentative break-up of Internal Assessment Marks:**

S.No.	Categories of Evaluation*	Marks
1	Int. Assessment-I = City profile# part 1	15
2	Int. Assessment-II = Mid Sem Test	20
3	Int. Assessment-I = City profile# part 2	15
	<b>Total</b>	<b>50</b>

\* Tentative and are subject to vary; # Requires extensive study on site across the city

\$\$ Date of Study Tour, Mid Sem Test, End exams, etc. will be as per the Academic Calendar

(<https://spav.ac.in/2023/academiccalander/Academic%20Calender%20AY23-24%20Even%20Sem.pdf>)

**References:**

1. Arnott, R., ed., Regional and Urban Economics, Volume 1-2; Harwood Academic Publishers, 1996
2. Fujita, M., Urban Economic Theory: Land Use and City Size; Cambridge University Press, 1989.
3. Fujita, M., Thisse, J.F., Economics of Agglomeration, Cambridge University Press, 2002.
4. Papageorgiou, Y., Pines, D., An Essay on Urban Economic Theory, Springer, 1999.
5. Tolley, G., Diamond, D. (eds.), The Economics of Urban Amenities, Academic Press, 1982.
6. Handbook of Regional and Urban Economics, Volume 1-4.
7. Barron's real estate handbook V edition; Haupaage, NY, Baron, 2001

Course Instructor

Head of the Department