

Lecture Plan
Department of Planning, School of Planning and Architecture, Vijayawada

Name of Course: Housing and Real Estate Development (PLN 226)

Programme & Sem: **Bachelor of Planning (UG), Semester Four**
 Course Duration: Jan to May 2024
 Course Coordinator: Ms. Ekta Assistant Prof., Dept. of Planning.
 Number of Credits: 03
 Subject Category: Core Theory (CT)
 Total Periods/Week: 03
 Internal Assessment: 50 (minimum pass marks 50%)
 End Evaluation: 50 (minimum pass marks 50%) – Written Exam.
 Total Marks: 100 (to be converted to CGPA credit pattern as per regulations)

Subject Objective: To learn the basics concepts, tools, and techniques for evaluating real estate and understand how the market forces and regulations influence real estate development..

Week	Lecture / Session Topic (Teaching-Learning Objective aimed)	Session Mode (Optional)	References / Suggested Readings
Week 1 – 2	Unit 1: Land Housing Introduction of real estate and its importance in urban & regional planning, housing and residential areas - characteristics, economic concepts, objectives and scope;	Lecture and Presentation	1. Rateliff, R.U, ‘Urban Land Economics’. Mcgraw Hill Book publications. 1949. (BOOK) 2. Hallet Graham, ‘Urban Land Economics, Principles and Policy. The Macmillan Press Ltd., 1979. London.(BOOK) 3. Chari S.A., ‘Andhra Pradesh Buildings (Lease, Rent & Eviction) Control Act, 1960’. Asia Law House, Hyderabad. 2014 4. Dinshah Fardunji Mulla., ‘The Indian contract act with a commentary, critical and explanatory’. Thacker and Company.1909. (BOOK)
Week 3	Land market and its type, status of land in the constitution of India, peculiar nature of land markets; Land supply & demand; Development and controls; Laws and regulations related to ownership, tenancy and pricing;	Lecture and Presentation	5. Mohanty LNP and Mohanty S., ‘Slum in India’, APH Publishing Corporation. New Delhi. 2005.(BOOK)
Week 4	Various acts related to housing and land; Land Acquisition, Housing Board Acts, Apartments Acts, Rent Control Acts, RERA and SARFEASI etc.	Lecture and Presentation	
Week 5	Internal Assessment 1 (open book test/submission)-10 marks		

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Week 6	Unit 2: Community and Housing Development Process Understanding a community, its characteristics, basic entitlements, strengths and weaknesses; Socio-economic implications behind the formation of slums, critical characteristics of slums, improvements of slums, sites and services schemes, squatter upgrading;	Lecture and Discussion	
Week 7-8	Theoretical knowledge of ecological, neo-classical, institutional approaches to housing; Housing subsystems and their characteristics; Formal and non-formal housing; Public and private sector housing development process;	Lecture and Discussion	6. Peter J et.al., 'Management of sites and services housing schemes: the Asian experience', Wiley Publications.1983. (BOOK)
Week 9	Mid-term assessment (Time-bound written test- 20 marks)		
Week 10	Unit 3:Housing Standard and Housing Policy Analysis Factors determining residential densities; development control regulations; Estimation of housing need and demand; evaluation of housing policy and programmes in India and UN-Habitat policy framework for urban and rural housing, management and financing of housing projects,	Lecture and Discussion	7. Report of the Technical Group on Urban Housing Shortage (TG - 12) (2012-17), 8. Anatomy of density: measurable factors that constitute urban density(Shlomo Angel, Patrick Lamson-Hall)
Week 11	Investment in housing in public and private sectors; housing organizations in India at national and international levels.	Lecture and Discussion	9. Sustainable Social Housing in India- Technical report, MaS-SHIP UN Habitat
Week 12	Unit 4: Real Property Markets Heterogeneity in real property markets; Methods of valuation; Factors affecting real property markets; purpose of capital gains tax and its types;	Lecture and Discussion	10. Duuglas Scarrett., 'Property Valuation- the five methods'', Routledge Publications, New York. 2008. (BOOK) 11. Andrew Baum, Nick Nunnington, and David Mackmin et al." The Income Approach to Property Valuation", Routledge Publications, New York.2008.(BOOK)
Week 13	Debit and equity models; Highest and best use analysis; Introduction to ARGUS real estate analysis software.	Lecture and Discussion	12. Suresh T.G., 'Capital Gains Tax-Law and Practice'. Lexis Nexis Publications. 2016. (BOOK)

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Week 14	<p>Unit 5: Other Forms of Real Estate Development</p> <p>Location Analysis, residential, industrial, commercial and institutional in the light of location theories in intra-regional and inter-regional context; Concept of affordability in Housing;</p>	Lecture and Discussion	13. Yupo Chan, 'Locational Theory and Decision Analysis-Analytics of Spatial Information Technology', Springer Publications, Berlin.2011. (BOOK)
Week 15	<p>Process and cost of development, source of finance and financial calculation of real estate developer. Transaction and renting of real estate, lease deeds/ sale deeds, sale documents, registration; Mortgage and pledging; Institutions and organisations related to real estate.</p>	Lecture and Discussion	<p>14. Government of USA (2009) Benefit cost analysis: General Methods and Approach", Puget Sound Regional Council, Washington.</p> <p>15. Harald Winkler et al., 'Cost-benefit analysis of energy efficiency in urban low-cost housing', Journal of Development Southern Africa, Vol.19, no.5, South Africa.2002</p>
Week 16	Assessment – 3 (Presentation/ submission- 20 marks)		

Note:

1. Any other closed holidays declared by SPAV shall supersede the above lecture plan. Holidays shown above may alter as per Notice from time to time.
2. Assessment Sessions may be re-scheduled, with prior intimation.
3. Reading lists provided are not exhaustive and are subject to addition – students are advised to follow class progression to keep abreast of the new reading lists, if any.