

## Basics of Land Assembly for Real Estate and Urban Infrastructure

<b>Course Title</b>	:	Basics of Land Assembly for Real Estate and Infrastructure
<b>Course Code</b>	:	
<b>Credit Units</b>	:	4

L	T	P	SW	FW	Total Credits
2	1	0	2	0	4

<b>Course Objective</b>	:	The course exposes the students to various land assembly models viz. public land acquisition, private purchase and the more recent land pooling models. Upon completion of the course, the students should appreciate the core fundamentals of land development processes. The course also sets out the significance and categories of pre-planning activities and clearances that are required for effective development and implementation of real estate projects.
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<b>Pre-requisites</b>	:	NA
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<b>Student Learning Outcomes (SLO)</b>	:	1. Understand the land administration framework and land records management in India
		2. To comprehend the Land due diligence process for a real estate project in India
		3. Compare various models of land assembly and development in India
		4. To appreciate Indian best practices in land based financing and land value capture tools

### Course Content / Syllabus:

Modules	Weightage (%)
<b>1. Land Administration in India</b>	
Land ownerships, titles, various kinds of legal and non-formal land tenure; state land administration institutional apparatus in India; various land	<b>25%</b>

records and their varied formats across India; land and related local vocabulary, vernacular land measurement units; Modern land management and record keeping, use of technology, big data, block chain etc.	
<b>2. Transfer of land related procedures and permissions</b>	
Process of private purchase of land; large scale land aggregation; land due diligence process; land based conflicts;	<b>15%</b>
<b>3. Land Assembly and Development Models</b>	
The need and significance of land acquisition; private sector and access to land through acquisition; Salient features of the LARR Act 2013; contestations around land acquisition in India; urbanization and related land development models in India; land based permissions.  The need and scope of alternative land development methods; basic model and land based financing technique - Land re-distribution techniques; land pooling methods in India; town planning schemes, private sector land pooling initiatives in India; transferable development rights;	<b>35%</b>
<b>4. Land for Urban Infrastructure</b>	
Land acquisition for infrastructure building in India - especially focussing on land for provisioning of private sector projects, Public Private Partnerships and public housing, National Highways, Railways, Airports and Metro rails.	<b>25%</b>

<b>Pedagogy for Course Delivery</b>	:	<ol style="list-style-type: none"> <li>1. Student Lecture: To support the development of concepts and methods</li> <li>2. Problem Solving Exercises: More interactive learning including students on a specific problem and solutions to it</li> <li>3. Data analysis using case studies: To expose students to variety of situation and making them understand in comprehensive manner</li> <li>4. Presentations and Group Discussions for mutual peer learning.</li> <li>5. Attending conferences and seminar for industry exposure on subject matter.</li> </ol>
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**Assessment / Examination Scheme:**

<b>Theory Lecture / Tutorial (%)</b>	<b>Lab / Practical / Studio (%)</b>
<b>100%</b>	<b>0%</b>

**Theory Assessment (Lecture & Tutorial):**

Continuous Assessment / Internal Assessment				End Term Examination
<b>Components</b>	<b>Project / Home Assignment/ Presentation</b>	<b>Class Test</b>	<b>Attendance</b>	50%
Weightage (%)	30%	15%	5%	

**Notional Hours:**

Lecture Contact	30
Tutorial Contact	30
Self-Work	30
Field Work	00
Assessment	20
<b>Total Session</b>	<b>110</b>

**Text & References:**

- India Infrastructure Report 2009 (Land- A critical resource for infrastructure), 3i Network, IDFC
- Property Registration Land Records And Building Approval Procedures Followed In Various States in India by G. Shyam Sunder, Sri Vidhya Devi Publishers
- The Price of Land: Acquisition, Conflict, Consequence Hardcover – 11 Feb 2013 by Sanjoy Chakravorty (Editor)
- Law of Acquisition of Land in India (Including Requisition & Acquisition of Immovable Property), by P. K. Sarkar

**Any Other Study Material:**

- Latest related Acts and Government orders
- Class lecture notes/ presentations.
- Industry magazines
- Industry Journals and Periodicals as available at school database.
- Regular reading of business newspapers for update.