



FACULTY OF

SCIENCE

COURSE STRUCTURE & SYLLABUS

M.SC.(REAL ESTATE VALUATION)

CVVM
UNIVERSITY

Aegis: Charutar Vidya Mandal (Estd.1945)

Effective from Academic Year: 2022-23



Faculty Name: Science

Programme Name: M.Sc. (Real Estate Valuation)

Programme Structure Summary

SEMESTER 1											
Course Group	Course Name	Cr	Teaching Scheme				INT(T) Max./ Passing	EXT(T) Max./ Passing	INT(P) Max./ Passing	EXT(P) Max./ Passing	Grand Total Max./ Passing
			T	P	Tu	Cont. Hrs					
Core	PRINCIPLES OF ECONOMICS	4	T	-	-	4	50/20	50/20	-	-	100/40
Core	BOOK KEEPING AND ACCOUNTANCY	4	T	-	-	4	50/20	50/20	-	-	100/40
Core	ELEMENTARY SURVEYING AND ENGINEERING DRAWING	4	T	-	-	4	50/20	50/20	-	-	100/40
Core	INTRODUCTION TO STATISTICS	4	T	-	-	4	50/20	50/20	-	-	100/40
Core	PRINCIPLES OF VALUATION	4	T	-	-	4	50/20	50/20	-	-	100/40
Core	COMPREHENSIVE VIVA-VOCE	1	-	-	-	-	-	-	-	50/20	50/20
Elective*	ELE. OF LAWS AND JURISPRUDENCE	4	T	-	-	4	50/20	50/20	-	-	100/40
	AIR POLLUTION AND CLIMATE CHANGE										

* Any one elective subject

SEMESTER 2											
Course Group	Course Name	Cr	Teaching Scheme				INT(T) Max./ Passing	EXT(T) Max./ Passing	INT(P) Max./ Passing	EXT(P) Max./ Passing	Grand Total Max./ Passing
			T	P	Tu	Cont. Hrs					
Core	TOWN AND REGIONAL PLANNING	4	T	-	-	4	50/20	50/20	-	-	100/40
Core	BUILDING TECHNOLOGY- I	4	T	-	-	4	50/20	50/20	-	-	100/40
Core	LAW – I	4	T	-	-	4	50/20	50/20	-	-	100/40
Core	LAW – II	4	T	-	-	4	50/20	50/20	-	-	100/40
Core	VALUATION OF REAL ESTATE-I	4	T	-	-	4	50/20	50/20	-	-	100/40
Core	COMPREHENSIVE VIVA-VOCE	1	-	-	-	-	-	-	-	50/20	50/20
Elective*	URBAN LAND ECONOMICS	4	T	-	-	4	50/20	50/20	-	-	100/40
	WATER POLLUTION AND CONTROL TECHNOLOGY										

* Any one elective subject



Faculty Name:

Science

Programme Name:

M.Sc. (Real Estate Valuation)

SEMESTER 3												
Course Group	Course Name	Cr	Teaching Scheme				INT(T) Max./ Passing	EXT(T) Max./ Passing	INT(P) Max./ Passing	EXT(P) Max./ Passing	Grand Total Max./ Passing	
			T	P	Tu	Cont. Hrs						
Core	ENVIRONMENTAL IMPACT ASSESSMENT	2	T	-	-	2	25/10	25/10	-	-	50/20	
Core	FINANCE, BUSI. & MGNT. STUDIES	2	T	-	-	2	25/10	25/10	-	-	50/20	
Core	PRIN. OF INSURANCE & LOSS ASSE.	4	T	-	-	4	50/20	50/20	-	-	100/40	
Core	BUILDING TECHNOLOGY-II	4	T	-	-	4	50/20	50/20	-	-	100/40	
Core	VALUATION OF REAL ESTATE-II	4	T	-	-	4	50/20	50/20	-	-	100/40	
Core	MAINT., REPAIRS & DILA OF BLDGS AND REAL ESTATE MANAGEMENT	4	T	-	-	4	50/20	50/20	-	-	100/40	
Core	COMPREHENSIVE VIVA-VOCE	1	-	-	-	-	-	-	-	50/20	50/20	
Elective*	REPORT WRITING	4	T	-	-	4	50/20	50/20	-	-	100/40	
	SUSTAINABLE DEVELOPMENT											

* Any one elective subject

SEMESTER 4												
Course Group	Course Name	Cr	Teaching Scheme				INT(T) Max./ Passing	EXT(T) Max./ Passing	INT(P) Max./ Passing	EXT(P) Max./ Passing	Grand Total Max./ Passing	
			T	P	Tu	Cont. Hrs						
Core	FIELD WORK AND SEMINAR	8	-	P	-	-	-	-	-	200/80	200/80	
Core	PROJECT WORK	16	-	P	-	-	-	-	-	400/160	400/160	
Core	COMPREHENSIVE VIVA-VOCE	1	-	P	-	-	-	-	-	50/20	50/20	



Faculty Name: Science

Programme Name: M.Sc. (Real Estate Valuation)

Programme Outcomes

PO-1	Student thoroughly learns valuation of various types of Real Estate for variety of fiscal and non-fiscal purposes
PO-2	Student can work as a professional valuer (Govt. Regd. Valuer) after attaining necessary experience as per legal provisions - under S. 34 AB of Wealth Tax Act as well as under Companies (Registered Valuers and Valuation) Rules, 2017
PO-3	Student can work as an in-house valuer for any banking or non-banking finance company
PO-4	Student can work as an employee with National/Multi National Accounting firms as a qualified Real Estate Valuer
PO-5	Student can work as an employee with practicing valuation firm/company
PO-6	Besides core subjects of land and building valuation, student gets preliminary knowledge about insurance principles, statistics, estate management, town planning, law and basics of accounting and finance



Faculty Name: Science
 Programme Name: M.Sc.(Real Estate Valuation)
 Semester: I Academic Batch: 2022-23

Course Group	Board of Studies / Faculty Ownership	Course Code	Course Name	Cr	Teaching Scheme				Assessment/ Evaluation Type		External Exam Duration (Hrs.)		INT(T) Max./ Passing	EXT(T) Max./ Passing	INT(P) Max./ Passing	EXT(P) Max./ Passing	Grand Total Max./ Passing
					T	P	Tu	Cont. Hrs	T	P	T	P					
Core	Interdisciplinary		PRINCIPLES OF ECONOMICS	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
Core	Interdisciplinary		BOOK KEEPING AND ACCOUNTANCY	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
Core	Interdisciplinary		ELEMENTARY SURVEYING AND ENGINEERING DRAWING	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
Core	Interdisciplinary		INTRODUCTION TO STATISTICS	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
Core	Interdisciplinary		PRINCIPLES OF VALUATION	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
Core	Interdisciplinary		COMPREHENSIVE VIVA-VOCE	1	-	-	-	-	-	P	-	-	-	-	-	50/20	50/20
Elective	Interdisciplinary		ELE. OF LAWS AND JURISPRUDENCE	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
			AIR POLLUTION AND CLIMATE CHANGE														

T = Theory, P = Practical, Tu = Tutorial

Name & Sign [Chairman - Board of Studies]:

Name & Sign [Dean / Director]:



Faculty Name:

Programme Name:

Semester: Academic Batch:

Course Group	Board of Studies / Faculty Ownership	Course Code	Course Name	Cr	Teaching Scheme				Assessment/ Evaluation Type		External Exam Duration (Hrs.)		INT(T) Max./ Passing	EXT(T) Max./ Passing	INT(P) Max./ Passing	EXT(P) Max./ Passing	Grand Total Max./ Passing
					T	P	Tu	Cont. Hrs	T	P	T	P					
Core	Interdisciplinary		TOWN AND REGIONAL PLANNING	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
Core	Interdisciplinary		BUILDING TECHNOLOGY- I	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
Core	Interdisciplinary		LAW – I	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
Core	Interdisciplinary		LAW – II	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
Core	Interdisciplinary		VALUATION OF REAL ESTATE-I	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
Core	Interdisciplinary		COMPREHENSIVE VIVA-VOCE	1	-	-	-	-	-	P	-	-	-	-	-	50/20	50/20
Elective	Interdisciplinary		URBAN LAND ECONOMICS	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
			WATER POLLUTION AND CONTROL TECHNOLOGY														

T = Theory, P = Practical, Tu = Tutorial

Name & Sign
[Chairman - Board of Studies]:

Name & Sign
[Dean / Director]:



Faculty Name: Science
 Programme Name: M.Sc.(Real Estate Valuation)
 Semester: III
 Academic Batch: 2022-23

Course Group	Board of Studies / Faculty Ownership	Course Code	Course Name	Cr	Teaching Scheme				Assessment/ Evaluation Type		External Exam Duration (Hrs.)		INT(T) Max./ Passing	EXT(T) Max./ Passing	INT(P) Max./ Passing	EXT(P) Max./ Passing	Grand Total Max./ Passing
					T	P	Tu	Cont. Hrs	T	P	T	P					
Core	Interdisciplinary		ENVIRONMENTAL IMPACT ASSESSMENT	2	T	-	-	2	T	-	2	-	25/10	25/10	-	-	50/20
Core	Interdisciplinary		FINANCE, BUSI. & MGNT. STUDIES	2	T	-	-	2	T	-	2	-	25/10	25/10	-	-	50/20
Core	Interdisciplinary		PRIN. OF INSURANCE & LOSS ASSE.	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
Core	Interdisciplinary		BUILDING TECHNOLOGY-II	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
Core	Interdisciplinary		VALUATION OF REAL ESTATE-II	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
Core	Interdisciplinary		MAINT., REPAIRS & DILA OF BLDGS AND REAL ESTATE MANAGEMENT	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
Core	Interdisciplinary		COMPREHENSIVE VIVA-VOCE	1	-	-	-	-	-	P	-	-	-	-	-	50/20	50/20
Elective	Interdisciplinary		REPORT WRITING	4	T	-	-	4	T	-	2	-	50/20	50/20	-	-	100/40
			SUSTAINABLE DEVELOPMENT														

T = Theory, P = Practical, Tu = Tutorial

Name & Sign [Chairman - Board of Studies]:

Name & Sign [Dean / Director]:



Faculty Name: Science
 Programme Name: M.Sc.(Real Estate Valuation)
 Semester: IV Academic Batch: 2022-23

Course Group	Board of Studies / Faculty Ownership	Course Code	Course Name	Cr	Teaching Scheme				Assessment/ Evaluation Type		External Exam Duration (Hrs.)		INT(T) Max./ Passing	EXT(T) Max./ Passing	INT(P) Max./ Passing	EXT(P) Max./ Passing	Grand Total Max./ Passing
					T	P	Tu	Cont. Hrs	T	P	T	P					
Core	Interdisciplinary		FIELD WORK AND SEMINAR	8	-	P	-		-	P	-	-	-	-	-	200/80	200/80
Core	Interdisciplinary		PROJECT WORK	16	-	P	-		-	P	-	-	-	-	-	400/160	400/160
Core	Interdisciplinary		COMPREHENSIVE VIVA-VOCE	1	-	P	-		-	p	-	-	-	-	-	50/20	50/20

T = Theory, P = Practical, Tu = Tutorial

Name & Sign [Chairman - Board of Studies]:

Name & Sign [Dean / Director]:



FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	I
Course Code:	
Course Title:	PRINCIPLES OF ECONOMICS
Course Group: Core	
Course Objectives:	
<ol style="list-style-type: none">1. Facilitate to learners the knowledge of basic concepts of macro economics and micro economics.2. Study the price mechanism, equilibrium price and law of demand. Study of Ricardian theory of rent, modern theory of rent; and capital and interest.3. Study of the concepts of inflation and deflation; National Income; savings and investments and parallel economy.	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Consumption: Indifference curve - consumer's surplus – elasticity; Production : input - output analysis - short - run and long - run production function - isoquant curves - least cost combination - return to scale; Price Mechanism: - determinants of price mechanism - individual and market demand schedules - law of demand & its conditions - exceptions and limitations of law of demand; individual and market supply schedules - conditions and limitations - reservation price - equilibrium price - importance of time element.	15



2	Pricing of products under different market conditions: perfect, imperfect or monopoly; Factors of production and payments thereof: (a) Land and Rent - Ricardian theory of rent - scarcity and differential rent - modern theory of rent - concept of quasi rent (b) Labour and Wages - Backward sloping supply curve of labour - determinants of supply of labour - theories of wages with special reference to marginal productivity theory - modern theory - collective bargaining and exploitation of labour - wage differentials and non-competing groups (c) Capital and Interest - Types of capital - gross interest - net interest - the classical theory - the neo classical theory - the liquidity preference theory of rate of interest (d) Organisation and Profit - Functions of entrepreneur - meaning of profit - various concepts of profit theories of profit; Pricing of factors of production.	15
3	Functions & role of money : non-money economy; Inflation and Deflation: Types of inflation - causes - effects - inflationary gap - control of inflation - monetary, fiscal and direct measures - deflation - causes - effects - deflationary gap - measures to control deflation - deficit financing. Price level: relationship between quantity of money and general price level - Prof. Fisher's version of quantity theory of money - determinants of price-level - price index numbers - cost of living index number and weighted index numbers - uses and defects; National Income/National Wealth: Circular flow of income - concepts of GNP & NNP - per capita income and consumption - components of national income - income expenditure and output methods of computing national income.	15
4	Savings and Investment: Savings and types of savings - determinants of savings - investment - types of investment - determinants of investment - relationship between savings and investment; Components of Economy: Primary sector - secondary sector - tertiary sector. Informal sector in Urban economy - Parasitic Components in Urban economy; Parallel Economy: What is parallel economy? Causes and effects of parallel economy on use of land and its valuation - its impact on real estate market - construction industry and parallel economy.	15

List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Introduction to Economics by C.N. Vakil & H.N. Pathak (Vora & Co. Publishers Pvt.Ltd.)
2	Elementary Economics by K.P.M. Sundharam (S. Chand & Co. Delhi)
3	Economics by T.K. Mitra
4	Economics by Samuelson
5	Advanced Economic Theory by H.L. Ahuja

Supplementary learning Material:

1	Micro Economics by Wahida Thomas & Ashok Gaur
2	Business Economics by Sunny Thomas & Wahida Thomas



Pedagogy: Combination of

- (1) ICT enabled
- (2) Facilitated learning
- (3) Individual learning
- (4) Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	Understand the basic concepts of microeconomics and macroeconomics	20
CO-2	Analyse pricing and price mechanism	20
CO-3	Understand four factors of production	20
CO-4	Understand functions and role of money	10
CO-5	Understand concepts of savings and investments	10
CO-6	Understand causes and effects of parallel economy	20

Curriculum Revision:

Version:	I
Drafted on (Month-Year):	28 April 2022
Last Reviewed on (Month-Year):	--
Next Review on (Month-Year):	April 2025



FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	I
Course Code:	
Course Title:	BOOK KEEPING AND ACCOUNTANCY
Course Group:	Core
Course Objectives:	
1. Facilitate to learners the knowledge of basic concepts of book keeping accountancy.	
2. Introduction to double entry book keeping system, account books and various types of accounts.	
3. Study of depreciation and various methods of computing depreciation used in accounts.	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	The meaning and objects of book keeping. Double Entry book keeping. Introduction to Books of Prime entry and subsidiary books.	15
2	Cash book, bank book, journal ledger, purchase and sale books, debit and credit notes register, writing of books, posting and closing of accounts	15
3	Trading account, profit and loss account, income and expenditure account, presentation of balance sheet	15
4	Factory overhead, administrative overhead, fixed expenses, variable expenses, break-even point Depreciation and methods of computing depreciation used in accounts	15

List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Book Keeping by Jai Narainsing
2	Book Keeping by Basu & Basu



Supplementary learning Material:

1	--
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Pedagogy: Combination of

- (1) ICT enabled
- (2) Facilitated learning
- (3) Individual learning
- (4) Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr.	Course Outcome Statements	%weightage
CO-1	The concept double entry book keeping system	20
CO-2	Cash book, bank book, journal ledger, purchase and sale books, debit and credit notes register, writing of books, posting and closing of accounts	20
CO-3	Trading account, profit and loss account, income and expenditure account, presentation of balance sheet	20
CO-4	Factory overhead, administrative overhead, fixed expenses, variable expenses, break-even point	20
CO-5	Depreciation and methods of computing depreciation used in accounts	20

Curriculum Revision:

Version:	I
Drafted on (Month-Year):	28 April 2022
Last Reviewed on (Month-Year):	--
Next Review on (Month-Year):	April 2025



FACULTY OF Science

Effective from Academic Batch: 2022-23

Programme:	M.Sc.(Real Estate Valuation)
Semester:	I
Course Code:	
Course Title:	ELEMENTARY SURVEYING AND ENGINEERING DRAWING
Course Group:	Core
Course Objectives:	
<ol style="list-style-type: none"> 1. Facilitate to learners the knowledge of various methods of surveying and levelling with the help of various measuring and survey instruments. 2. Study of preparation of plans and maps. 3. Study of use of scales in drawings. 4. Study of various methods of projection with emphasis on orthographic projection and development of various views of the objects. 	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Introduction: Surveying and leveling, plane and geodetic surveys; control points; different types of maps; conventional symbols; map reading; Classification of surveys and surveying methods: Surveying instruments, common parts bubble tube, telescope, verniers etc. Errors and error propagation.	15
2	Linear Measurement : Chains, bands, tapes; accuracies, errors in measurement, corrections; Directions and Bearings: True meridian, magnetic meridian, use of compass; local attraction errors; angular measurements; Theodolite traversing, Gale's traverse table, optical distance measurement and finding out vertical components from them.	15
3	Elevation Measurement: Principles of different methods; leveling instruments, contours and contour maps; areas and volumes; Horizontal and vertical control for mapping Basic idea of Preparation of Plans and Maps: Introduction to plane tabling; Introduction to remote sensing.	15



4	Construction and use of plain and diagonal scales; Conventional arrangement of views; first and third angle projections; types of lines, lettering and dimensioning; Introduction to projection of simple solids with varying position of axes and ground lines; Conversion of pictorial views in orthographic views; sectional views.	15
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List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Surveying by Shri R.C.Bhavsar & Shri R.M. Khetani
2	Surveying Volume -1 by Punamia B.C. -Standard Book House
3	Elementary Engineering Drawing by N.D. Bhatt - Charotar Publishing House
4	Engineering Graphics by K.L. Narayan and P. Kannaiah - Tata McGraw Hill

Supplementary learning Material:

1	Elementary Surveying by Kulkarni
2	Elementary Surveying by Kanetkar
3	Elementary Surveying by Prof. B.N. Ghosh
4	Surveying by Arora Vol.1

Pedagogy: Combination of

- (1) ICT enabled
- (2) Facilitated learning
- (3) Individual learning
- (4) Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	Various methods of surveying and levelling	15
CO-2	Use of chains and tapes in linear measurements	15
CO-3	Use of compass and theodolite	10
CO-4	contours and contour maps; areas and volumes	15
CO-5	Construction and use of plain and diagonal scales	15
CO-6	Conventional arrangement of views; first and third angle projections; types of lines, lettering and dimensioning	10
CO-7	Projection of simple solids with varying position of axes and ground lines	10
CO-8	Conversion of pictorial views in orthographic views; sectional views	10

Curriculum Revision:

Version:	I
Drafted on (Month-Year):	28 April 2022
Last Reviewed on (Month-Year):	--
Next Review on (Month-Year):	April 2025



FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	I
Course Code:	
Course Title:	INTRODUCTION TO STATISTICS
Course Group:	Core
Course Objectives:	
1. To facilitate to learners the knowledge of data management	
2. Study of probability and sampling	
3. Study of regression analysis and index numbers	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Data classifications and processing, graphical representation of data	15
2	Frequency distributions, measures of central tendency; dispersion and skewness	15
3	Elementary theory of probability and probability distributions; Sampling and sampling distribution, estimation; simple test of significance.	15
4	Regression and correlation; multiple correlation coefficient; Index numbers.	15

List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Statistical Methods by S.P.Gupta
2	Statistics for Management by Richard I. , Levin & David S. Rubin

Supplementary learning Material:

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Pedagogy: Combination of

- (1) ICT enabled
- (2) Facilitated learning
- (3) Individual learning
- (4) Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	Data classifications and processing, graphical representation of data	20
CO-2	Frequency distributions, measures of central tendency; dispersion and skewness	20
CO-3	Elementary theory of probability and probability distributions	15
CO-4	Sampling and sampling distribution, estimation; simple test of significance	10
CO-5	Regression and correlation; multiple correlation coefficient	15
CO-6	Index numbers	20

Curriculum Revision:

Version:	I
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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	I
Course Code:	
Course Title:	PRINCIPLES OF VALUATION
Course Group:	Core
Course Objectives:	
<ol style="list-style-type: none"> To facilitate the learners the basic concepts of valuation with respect to <i>Ten Commandments of Valuation</i>. Study of property classification and introduction to three approaches of valuation. Study of various purposes of valuation, various forms of value and factors affecting value of the property Study of basic concepts of income approach, market approach and cost approach of valuation. 	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Cost, price and value; types of value; Various purposes of valuation, Four ingredients of value, Factors affecting value, value elements, highest and best use, value in use and value in exchange; Annuities, capitalisation, rate of capitalisation, sinking fund, redemption of capital; Construction and use of valuation tables.	15
2	INCOME APPROACH TO VALUE <ul style="list-style-type: none"> ➤ Rent: Origin, classical theories and evolution of the concept ➤ Types of rent – outgoings – income – yield – years' purchase ➤ Lease : lessor and lessee : covenants, terms and conditions ➤ Leasing; land and building; occupational lease ➤ Valuation : lessor's interest, lessee's interest including sub-lease Investment comparisons : Yield from real estate, plant and machinery and other forms of investment – sound investment	15



3	MARKET APPROACH TO VALUE <ul style="list-style-type: none"> ➤ Market – real estate market – market value; bell type curve ➤ Comparison of sale instances – factors, methods and weightages International Valuation Standards	15
4	COST APPROACH TO VALUE <ul style="list-style-type: none"> ➤ Cost : ingredients – costing methods ➤ Depreciation – various methods of depreciation and their uses in different fields. ➤ Age – effective age – economic life and remaining life Depreciated replacement cost	15

List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Parks' Valuation – 5 th Edition (1998) by D.N. Banerjee – Eastern Law House, Calcutta
2	Theory and Practice of Valuation by Roshan H. Namavati Lakhani Book Depot, Near Girgaon Church, Bombay - 400 004
3	Modern Methods of Valuation, 8 th Edition by William Britton, Keith Davis and Tony Johnson
4	Valuation Principles and Procedures by Ashok Nain, Kolkata
5	Valuation of Plant & Machinery (Theory & Practice) by Kirit Budhbhatti

Supplementary learning Material:

1	Appraisal Principles and Procedures by Henry A. Babcock American Society Appraisers, P.O. Box 17265, Washington D.C. 20041, U.S.A
2	Basic Real Estate Appraisal by Richard M. Betts and Silas J. Ely American Society Appraisers, P.O. Box 17265, Washington D.C. 20041, U.S.A

Pedagogy: Combination of

1. ICT enabled
2. Facilitated learning
3. Individual learning
4. Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10



CVM UNIVERSITY

Aegis: Charutar Vidya Mandal (Estd.1945)

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	Understand basic concepts of valuation and ten commandments of valuation	40
CO-2	Understand various purposes of valuation and various forms of value	30
CO-3	Carry out valuation of properties with the help of market approach, cost approach and income approach of valuation	30

Curriculum Revision:

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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	I
Course Code:	
Course Title:	Comprehensive Viva-Voce
Course Group:	Core

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
-	-	-	1	-	-	-	50/20	50/20

* J: Jury; V: Viva; P: Practical

Curriculum Revision:

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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	I
Course Code:	
Course Title:	ELEMENTS OF LAWS AND JURISPRUDENCE
Course Group: Elective	
Course Objectives:	
<ol style="list-style-type: none">1. To facilitate the learners the elementary knowledge of Jurisprudence and Indian legal system including salient features of The Constitution of India.2. Study of salient features of Indian Contract Act3. Study of local Government, conveyancing theory and types of titles of properties.	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	<u>Elementary Jurisprudence:</u> Law- its origin, sources and ramifications; Legislative enactments - subordinate legislation - Judicial precedents. <u>Indian Legal System:</u> Salient features of the Indian Constitution, fundamental rights: directive principles of the state policy; Executive, Legislature and the judiciary; Centre - State relationship.	15
2	<u>Law of Contract:</u> Formation of a contract, parties; void, voidable and unenforceable contract; contingent contract; misrepresentation and fraud - effect thereof.	15
3	Termination of contract; remedies for breach; performance of contract; indemnity and guarantee; law of agency; general principles of tort; tort affecting valuation.	15



4	<u>Local Government</u> Types- Rural and Urban, constitutional provisions, powers and functions; Sources of revenue : Tax and Fee, Municipal Finance, essential civic services; <u>Conveyancing</u> Outline procedure for sale of immovable property : contract and conveyance; preliminary inquiries, open contract; contract by correspondence; Title: requisition and searches.	15
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List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Jurisprudence by M.J. Sethna, Publishers : Lakhani Book Depot. Lamington Road, Bombay - 400 007
2	Constitution of India by Basu.
3	Law of Torts by B.S. Sinha, Eastern Book Company, 34 Lal Baugh, Lucknow
4	Mulla on Indian Contract Act (Students Edition)
5	Local Self Government in India by M.P. Sharma

Supplementary learning Material:

1	Treatise on Calcutta Municipal Corporation Act by D.N. Banerjee & S. Sengupta
2	West Bengal Municipal Act, by D.N. Banerjee

Pedagogy: Combination of

1. ICT enabled
2. Facilitated learning
3. Individual learning
4. Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	Analyse different laws affecting valuation of real estate and plant and machinery in the context of Indian Legal System and jurisprudence theory.	30
CO-2	Understand various types of contracts through study of Indian Contract Act.	30
CO-3	Interpret different conveyancing deeds of properties.	20
CO-4	Understand different types of titles of properties.	20

Curriculum Revision:

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FACULTY OF Science

Effective from Academic Batch: 2022-23

Programme:	M.Sc.(Real Estate Valuation)
Semester:	I
Course Code:	
Course Title:	AIR POLLUTION AND CLIMATE CHANGE
Course Group:	Elective
Course Objectives:	
<ol style="list-style-type: none"> 1. To facilitate the learner the knowledge of air pollution, its causes and effects on humans, properties, plants and animals. 2. Study of sampling and measurement of air pollution. 3. Study of climate changes – causes and effects on eco system. 4. Study of disaster management including its causes, prevention and corrections. 	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Definition, history, sources of air pollution - natural and anthropogenic, primary and secondary, Aeroallergens - sources, biology and health effects, general effects of atmospheric pollutants (PM, HC, CH ₄ , CO ₂ , H ₂ S, CO, NO _x , SO _x) on humans, animals, plants and materials; Ambient air quality emission standards, automobile pollution (photochemical oxidants, photochemical smog), characteristics - auto exhaust, and its control (catalytic converters), air pollution episodes (Bhopal, Chernobyl, Los Angeles, London smog, Indonesian forest fire), recent case studies on air pollution	15
2	Environmental factors and air pollution - heat, insulation, wind, precipitation, plume behavior, sampling and measurement of air pollution - ambient air and stack monitoring, indoor air pollution, indoor air quality, prevention and control of air pollutants - particulate matter & gaseous pollutants – absorption, adsorption, settling chambers, fabric filters, scrubbers, cyclone & electrostatic precipitators, Clean Development Mechanisms (CDM): carbon sequestration, carbon footprint, carbon trading, carbon market	15



3	Climate Change: Definition of Climate and weather, Evolution of atmosphere, composition and structure, Particles, ions and radicals in atmosphere, Chemical reactions of different chemical species in the atmosphere, Oxygen and ozone chemistry and ozone hole formation, greenhouse gases- global warming, temperature inversion, global effects of GHGs, Classification of Climates, causes and consequences of Climate changes, Impacts of climate change on ecosystems, Global dispersion of toxic substance: Dispersion and circulating mechanisms of pollutants, ozone depletion, dust dome effect, acid rain, photochemical smog, heat island, Kyoto Protocol, Role of IPCC, Climate change methodologies	15
4	Disaster management- Concept of disasters, causes, prevention and correction hazards related to Earthquakes, Tsunami, Volcanic eruption, Cyclones, Floods, Drought, Landslides, Forest fires, Avalanches and Pest infestation, El nino and La Nina.	15

List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	A.K.DE. 1987. Environmental Chemistry. Wiley Eastern Limited
2	Blaikie, P., Cannon, T., Davies, I. and Wisner, B. (1994) At Risk: Natural Hazards, People's Vulnerability, and Disasters. London: Routledge. Bohle, H., Downing, T. and
3	Burroughs, W.J. 2001. Climate Change. Cambridge University Press.
4	Hobbes, P.V. 2002. Atmospheric Chemistry. Cambridge University Press.
5	Houghton, J. 2001. Global Warming. Cambridge University Press.

Supplementary learning Material:

1	Maslin, M. Global Warming: A Very Short Introduction. (Oxford: Oxford University Press, 2008) [ISBN 9780199548248].
2	Rao, M. 2002. Air Pollution. Prentice & Hall.

Pedagogy: Combination of

1. ICT enabled
2. Facilitated learning
3. Individual learning
4. Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10



CVM UNIVERSITY

Aegis: Charutar Vidya Mandal (Estd.1945)

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	Understand the concept of air pollution, and analyse its causes and effects on humans, properties, plant and animals.	25
CO-2	Understand the sampling and measurement techniques of air pollution.	25
CO-3	Understand the causes and effects of climate changes on ecosystem.	25
CO-4	Understand the disaster management – its causes, prevention and corrective methods.	25

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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	II
Course Code:	
Course Title:	TOWN AND REGIONAL PLANNING
Course Group:	Core
Course Objectives:	
<ol style="list-style-type: none">1. To facilitate the learners the knowledge of desirability of planning and planning practices in India.2. Study of Development plan, town planning schemes, regional plans and new town policies including their respective statutory provisions.3. Study of salient features of town planning laws in the context of valuation of real estate and plant & machinery.	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Desirability of Planning - planning practices in India - planning process and hierarchy of planning (Macro level to Micro level); Physical, social and economic factors in relation to development; Land use planning and management, Concept of city and town as a human settlement	15
2	Preparation of development plan, Land use zoning principles and its effect on real estate; Development plan : agencies involved in plan preparation and implementation: Effect of Development Plan on Valuation, effects of 73 rd and 74 th constitutional amendments; Legal mechanism for enforcement of planning document - Updating of planning document- Effect of planning document in force.	15
3	Regional Planning : Its aim and objectives and basic concepts; Some theories on Regional Planning e.g. delineation of region, types of region; Hierarchy of Regions, Human Settlements. Industrial location theory (WEBER and ISART).	15



4	Laws Affecting Planning: Development plan, rules and regulations as prepared under the Gujarat Town Planning and Urban Development Act 1976 and the M.R.T.P. Act, 1966; The Development Control Regulations; Bombay Land Revenue Code and its important documents to be studied for Real Estate; Agencies involved for the preparation of Development Plan and Regional Plan under various Acts; Introduction to Bombay Provincial Municipal Corporation Act, 1949 and the Gujarat Municipal Act, 1961; Preparation of Draft T.P. Scheme and Final T.P. Scheme	15
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List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Planning the Indian Cities by M.N. Buch
2	Town Planning by Institute of Estate Management
3	Modern Town and Country Planning Act, Published by Town and Country Planning Organization, Government of India
4	Urban and Regional Planning: Principles, Practice and the Law by Dr. H. D. Kopardekar and G. R. Diwan
5	Principles of Town & Country Planning by Modok V.S.

Supplementary learning Material:

1	The Gujarat Town Planning and Urban Development Act, 1976
2	The Maharashtra Town and Regional Planning Act, 1966

Pedagogy: Combination of

ICT enabled
 Facilitated learning
 Individual learning
 Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %	R: Remembering; U: Understanding; A: Applying;
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CVM UNIVERSITY

Aegis: Charutar Vidya Mandal (Estd.1945)

R	U	A	N	E	C	N: Analyzing; E: Evaluating; C: Creating
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	Understand the desirability of planning and planning practices in India.	30
CO-2	Understand the concepts of Development Plan, Town Planning Schemes, Fringe Area Development, New Town, Satellite Town, Metropolitan Counter Magnet, Regional Plan etc. tools for Town Planning.	30
CO-3	Evaluate and quantify the effects of various planning provisions and regulations on the valuation of properties.	40

Curriculum Revision:

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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	II
Course Code:	
Course Title:	BUILDING TECHNOLOGY- I
Course Group:	Core
Course Objectives:	<ol style="list-style-type: none"> To facilitate the learner the knowledge of various building materials – their characteristics and testing. Study of various components of different type of building structures. Study of plan, elevation and section of different types of buildings.

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Characteristics/testing/properties/use/types and limitation of various building materials like: (a) Stone (b) Brick (c) Sand (d) Concrete (e) Cement (f) Wood (g) Steel (h) Lime (i) Tiles (j) Plastic (k) Glass (l) Paint (m) Aluminum (n) Waterproofing (o) Synthetic Timber (p) Asbestos (q) Asphalt and any new building materials introduced in future used in (a) Foundation, (b) Superstructure above and below plinth level, (c) Doors and windows, (d) Flooring, (e) Plastering, (f) Finishing, (g) Roofing of various categories of building viz - residential, commercial, industrial and public buildings, (h) Waterproofing, (i) Termite control, (j) Corrosion control, in various types of constructions viz., load bearing walls, R.C.C. frame, steel frame, wooden frame etc.	15
2	Plan, elevation and section of simple building with basic principles of architecture; Land & Site development for individual plots (Block Plan, Key Plan, Location Plan)	15



3	Visits to construction sites and development projects; Planning, designing and preparation of drawings - plan, elevation and section of following categories of buildings: i) Simple low-rise and high-rise buildings; ii) Single and multistoried building of load bearing walls; iii) Framed structures iv) Temporary and semi permanent buildings	15
4	Types of foundations, superstructure, doors and windows, flooring, finishing, roofing and building services - like water distribution, sanitation, drainage, refuse collection system, electrification, fire fighting, acoustics, lifts, air conditioning and ventilation for buildings falling under above categories	15

List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Text Book of Building Construction by Punamia B.C.
2	Text Book of Building Construction by Arora and Bindra.
3	Materials of Construction by G.N. Ghosh (McGraw Hill)
4	Material of Construction by Surendrasingh
5	Text book of Building Construction by Susheel Kumar

Supplementary learning Material:

1	National Building Code of India by Bureau of Indian Standards.
2	Handbook of Building Engineers by National Building Organisation.

Pedagogy: Combination of

1. ICT enabled
2. Facilitated learning
3. Individual learning
4. Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10



CVM UNIVERSITY

Aegis: Charutar Vidya Mandal (Estd.1945)

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	Understand characteristics, uses and testing of various building materials.	20
CO-2	Carry out inspection of buildings and describe various building components in the context of building valuation.	50
CO-3	Refer to various building drawings and lay out plans.	30

Curriculum Revision:

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FACULTY OF Science

Effective from Academic Batch: 2022-23

Programme:	M.Sc.(Real Estate Valuation)
Semester:	II
Course Code:	
Course Title:	LAW-I
Course Group:	Core
Course Objectives:	
<ol style="list-style-type: none"> To facilitate the learners the knowledge of Land Acquisition Act – procedure of land acquisition and determination of compensation. Study of Development Control Regulations and its impact on valuation of real estate. Study of salient features of IBC 2016, RERA, SARFAESI Act and Rent Control Laws impacting valuation of real estate. Study of salient features of Arbitration Act. 	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Acquisition and requisition of immovable property – enactments; Land Acquisition Act, 1894 (1 of 1894) and The right to fair compensation and transparency in land acquisition, rehabilitation and resettlement Act, 2013.	15
2	Provisions for acquisition of land under the municipal laws; Building rules and regulations of local bodies as well as development control rules and regulations of different urban development authorities with special reference to MMRDA; Rules and regulations for new construction, additions and alterations, repair and redevelopment; occupational uses, building safeties.	15
3	Salient features of Insolvency and Bankruptcy Code of India, 2016; Salient features of Securitization And Reconstruction of Financial Assets and Enforcement of Securities Interest Act 2002 (SARFAESI Act) Salient features of Banking Regulation Act, 1949 with special reference to S. 5(n): “secured loan or advance”; Salient features of The Real Estate (Regulation and Development) Act, 2016 (RERA)	15



4	Law of arbitration and conciliation : salient features; Rent control laws	15
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List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Land Acquisition Act, Vol. I and II by V.G. Ramchandra
2	The right to fair compensation and transparency in land acquisition, rehabilitation and resettlement Act, 2013
3	Building Bye-laws of National Building Code
4	Insolvency and Bankruptcy Code of India, 2016
5	Arbitration and Conciliation Act, 1996
6	Rent Control Acts of Gujarat, Maharashtra etc. different states

Supplementary learning Material:

1	Building Bye-laws of Municipal Corporation of Mumbai (MMRDA), Delhi etc.
2	General Development Control Regulations (GDCR) of Gujarat

Pedagogy: Combination of

1. ICT enabled
2. Facilitated learning
3. Individual learning
4. Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	Carry out valuation of immovable properties for the purpose of claims and compensation under the Land Acquisition Act.	30
CO-2	Carry out valuation for the purpose of SARFAESI Act.	30
CO-3	Carry out valuation of real estate considering effects of RERA, Rent Control Laws, and IBC 2016	30
CO-4	Understand basic concepts of Arbitration proceedings.	10

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FACULTY OF Science

Effective from Academic Batch: 2022-23

Programme:	M.Sc.(Real Estate Valuation)
Semester:	II
Course Code:	
Course Title:	LAW-II
Course Group:	Core
Course Objectives:	
<ol style="list-style-type: none"> To facilitate learners the knowledge of the concepts of ownership, possession etc. of immovable properties in the context of Indian Jurisprudence. Study of various types of transfers of immovable properties under the Transfer of Property Act.. Study of salient features of Succession and inheritance laws including will. Study of Easements and Licence of immovable properties. 	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Laws Relating To Immovable Property And Easement: Immovable property : meaning; ownership and possession; joint tenancy and tenancy in common; life interest, remainder and reversion; Co-ownership and concurrent ownership – co-operatives and condominiums; Emerging property concepts : Development rights, time shared property;	15
2	Transfer of Property Act, 1882 Transfer of immovable property : sale, mortgage, gift, exchange, assignment, charge, lien, tenancies/sub-tenancies, Salient features of Sale and Lease provisions under the Transfer of Property Act affecting valuation	15



3	Salient features of Mortgage, Charge, Gift etc. provisions under the Transfer of Property Act affecting valuation; Indian Easement Act, 1882 Easement of air, light, water, way and support, natural rights, profits a prendre, customary rights and public rights, Leave and licence	15
4	Laws Of Evidence: Burden of proof, presumptions, conclusive proof; Laws Relating To Inheritance/Succession : Personal laws affecting inheritance of property : Indian Succession Act : Will & testament; succession certificate	15

List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Principles of the Law of Transfer by S.M. Shah (N.M.Tripathi),Bombay 400 002
2	Mulla on Transfer of Property Act by M.C.Setalwad.
3	Law of Transfer of Property by Sarathi V.P. (Eastern Book Co. Lucknow-1)
4	Law of Easements & Licences by B.B. Katiyar
5	Indian Succession Act by Mulla
6	Law of Evidence by Ratanlal/Dhirajlal

Supplementary learning Material:

1	Indian Succession Act by Mulla
2	Hindu Succession Act by Mulla

Pedagogy: Combination of

1. ICT enabled
2. Facilitated learning
3. Individual learning
4. Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	



CVM
UNIVERSITY

Aegis: Charutar Vidya Mandal (Estd.1945)

15	25	15	15	15	15	
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Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	Understand the concepts of immovable property, ownership and possession and differentiate between movable and immovable properties.	15
CO-2	Understand sale, lease, mortgage, exchange, charge, gift etc. types of transfers of immovable property and carry out valuation of various rights and interests in immovable properties.	40
CO-3	Carry out valuation of real estate considering effects of easement rights, licence if any.	30
CO-4	Understand testamentary and intestate succession and carry out valuation of immovable property rights acquired through them.	15

Curriculum Revision:

Version:	I
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FACULTY OF Science

Effective from Academic Batch: 2022-23

Programme:	M.Sc.(Real Estate Valuation)
Semester:	II
Course Code:	101370205
Course Title:	VALUATION OF REAL ESTATE – I
Course Group: Core	
Course Objectives:	
<ol style="list-style-type: none"> To facilitate to learner the valuation of real estate by three approaches of valuation – income approach, cost approach and market approach. Study of practical valuation for various fiscal and non-fiscal purposes such as bank loan, rent fixation, sale/purchase, Income Tax Act including Capital Gains, Insurance, liquidation etc. 	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	INCOME APPROACH TO VALUE Advanced studies: principles of income approach sale analysis techniques and deriving rate of interest from sale transaction, rate of capitalisation, reversionary value of land Case Laws	15
2	MARKET APPROACH TO VALUE Advanced studies : market comparison techniques, adjustment grid model, regression analysis, automated sales analysis, residual technique Data collection, surveys, enquiries and investigations and analysis; Case Laws.	15



3	COST APPROACH TO VALUE Advanced studies : land characteristics, belting theory, hypothetical plotting scheme, hypothetical building scheme, transfer of development rights, estimating cost of construction using building cost indices, replacement cost new, reproduction cost, reinstatement value; Various forms of obsolescence including depreciation; Case Laws.	15
4	Various purposes of valuation : (A) Fiscal (i) Stamp duty on transfer of property (ii) Rating (iii) Direct Tax Acts - Income Tax including capital gains, Wealth Tax (iv) Court fees including probate and partition (B) Non-Fiscal (i) Bank Finance and securitization (ii) Auction reserve (iii) Compulsory acquisition (iv) Insurance (v) Sale / Purchase (vi) Betterment levy (vii) Standard / fair rent under rent law (viii) Liquidation (ix) Lender's Independent Engineer Limitations of various approaches to value	15

List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Elements of valuation of immovable properties by R. K. Gandhi, Mumbai
2	Parks' Valuation – 5 th Edition (1998) by D.N. Banerjee, Eastern Law House, Calcutta.
3	Theory and Practice of Valuation by Roshan H. Namavati
4	Real Estate Valuation in Practice by Kirit p. Budhbhatti
5	Valuation Relating to Standard Rent by Roshan H. Namavati

Supplementary learning Material:

1	Basic Real Estate Appraisal by Richard M.Betts & Silas J. Ely
2	Readings in Real Estate Valuation - Publications of Appraisal Institute

Pedagogy: Combination of

1. ICT enabled
2. Facilitated learning
3. Individual learning
4. Collaborative learning



Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	Carry out valuation of real estate by Income approach, market approach and cost approach.	50
CO-2	Carry out valuation of real estate for all required fiscal and non-fiscal purposes.	50

Curriculum Revision:

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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	II
Course Code:	
Course Title:	COMPREHENSIVE VIVA-VOCE
Course Group:	Core

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
-	-	-	1	-	-	-	50/20	50/20

* J: Jury; V: Viva; P: Practical

Curriculum Revision:	
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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	II
Course Code:	
Course Title:	URBAN LAND ECONOMICS
Course Group: Elective	
Course Objectives:	
<ol style="list-style-type: none"> 1. To facilitate the learner the knowledge of urban real estate market in the context of economic forces affecting market value of land and improvements over land. 2. Study of characteristics of urban real estate market in the context of growth of cities and towns. 3. Study of demand and supply factors in urban real estate. 4. Study of investments in urban real estate. 5. Study of major economic forces affecting land prices in urban areas. 	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	<i>Growth of cities and towns</i> Features of growth: geographical area of settlement population and density – occupational pattern	15
2	Uses of urban land: factors in supply: effects of zoning and development control; Urban infra-structure: bulk delivery of civic services: communication and transportation.	15
3	Real-estate market: investments in real estate; Factors affecting urban land value	15
4	Development decisions: agencies for decisions; Land prices in the major cities of world: determining forces: comparative variation: globalization and its effect.	15

List of Practicals / Tutorials:



1	N.A.
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Reference Books:

1	Town Design by Fredrick Gibbered, London Architecture Press London
2	Principles of Town & Country Planning by Lewis Keeble
3	The Image of City by Kevin Lynch, M.I.T. Press, Cambridge, U.K.
4	Site Planning by Kevin Lynch, M.I.T.Press, Cambridge.,U.K.
5	Design in Towns & Villages
6	The economics of Real Property by Ralph Turvay
7	Economics of Planned Development (Estate Gazettee)
8	Urban Land Economics by Richard U. RatchiffMcGraw Hill
9	Aspects of Land economics by W.Lean and Goodall (Estate Gazettee)

Supplementary learning Material:

1	Urban Economics : An introduction by A.W.Evan Macmillan
2	Economic theory and Cities by J.V. Henderson, New York Academic Press.

Pedagogy: Combination of

1. ICT enabled
2. Facilitated learning
3. Individual learning
4. Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	Understand the characteristics of urban real estate market and analyse demand and supply forces behind the urban real properties.	25
CO-2	Understand evolution patterns of various towns and cities and their real estate market.	25
CO-3	Carry out valuation of land and urban real properties considering all economic forces affecting values.	25
CO-4	Understand the investment and return theory in real estate.	25

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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	II
Course Code:	
Course Title:	WATER POLLUTION AND CONTROL TECHNOLOGY
Course Group: Elective	
Course Objectives:	
<ol style="list-style-type: none"> 1. To facilitate the learner the basic knowledge of various sources of supply of water including quality and properties of water from each source. 2. Study of ground water – its seepage, conservation and artificial recharge. 3. Study of conventional and advanced water treatment technology. 	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Supply of water: Sources of water and their characteristics: water from precipitation (Strom water), surface water, ground water. Water Quantity: Water and Its Properties, Necessity of Water, Water Demand, Factor Affecting Water Demand, Population Forecast by Different Methods. Sampling, sample preservation, physical characteristics, chemical characteristics and biological characteristics, drinking water standards.	15
2	Groundwater: Introduction, types of aquifers, means to draw groundwater, Ground water conservation, seepage from surface water, artificial recharge, saline water intrusion - Causes and remedies of saline intrusion.	15
3	Water treatment: Conventional water treatment process, Screening, chemical handling and feeding, coagulation and flocculation, sedimentation, Filtration, Theory of filtration, filtration slow sand, rapid sand and pressure, filters. Disinfection; Criteria for good disinfectant, mechanisms of disinfection, factors affecting efficiency of disinfection, chlorination – chlorine chemistry, chlorination practices in India. Aeration, limitation of aeration, types of aerators.	15



4	Advanced water treatments – membrane technology; Microfiltration, Ultrafiltration, Nanofiltration Reverse Osmosis, Other treatment technologies: Ion Exchange, Water Softening, Adsorption, Electrodialysis.	15
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List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Besseliere, E and Schwartz. 1975. Treatment of Industrial Wastes, McGraw Hill.
2	Birdie, G.S. 2002. Water Supply and Sanitary Engineering. Dhanpatraj and Sons Press.
3	Fair, G.M. Geyer, T.C. and Okun, D.A. 1984. Water and waste water Engineering. Vol. I and II, John Wiley and Sons.

Supplementary learning Material:

1	Garg, S.K. Water and Sewage Treatment. 2002. Blackwell Publishing.
2	Mahajan 1985. Pollution control in process industries. Tata McGraw Hill

Pedagogy: Combination of

1. ICT enabled
2. Facilitated learning
3. Individual learning
4. Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	Understand various sources of water including quality and properties of water of each source.	40
CO-2	Understand ground water – its seepage, conservation and recharge in the context of land valuation.	30
CO-3	Understand basics of conventional and advanced technology for water treatment.	30

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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	III
Course Code:	
Course Title:	ENVIRONMENTAL IMPACT ASSESSMENT
Course Group: Core	
Course Objectives:	
1. Facilitate to learners the knowledge of basic concepts of environment, ecology and pollutants 2. Study and evaluate the impact of various types of pollutants on the land, building, plant and machinery 3. Study the important provisions of Air Act, Water Act, Environment Act etc. concerning various types of properties	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
2	-	-	2	25/10	25/10	-	-	50/20

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Environment: definition; air, land, water, vegetation, aquatic life, climate and the systems, which interact with nature	7.5
2	Why environmental studies? - a holistic approach to environmental problems	7.5
3	Environment and valuation - Differences between the 'open market price and the negative value consequent on environmental impact; environmental issues of air pollution, acid rain, ozone layer depletion/destruction, water pollution etc.; environmental statement as to effects, negative or positive; measures to restore the damage; cost of cure. Stigma due to environmental factors	7.5



4	<p>Environmental impact assessment:- Baseline surveys and data collection on environmental levels and pollutants;</p> <p>Preparation of environmental status report; Legal and permissible levels of environmental pollutants; Analysing existing situation against permissible levels to identify excesses;</p> <p>Alternative methods to reduce pollutants to permissible levels through technical process, other solutions; Social - cost-benefit analysis of solutions proposed Recommended measures for short term reduction and long term elimination of negative effects; Environmental Management Plan (EMP) and implementation strategy</p> <p>Financial allocations for EMP; Outlines of environmental legislations : Forest Act, Mining Act, Industrial Health & Safety Act, Municipal Acts, Water Pollution Act, Air Pollution Act, Environment Protection Act, Wild Life (Protection) Act, Archaeological Monuments (Protection) Act etc. Leading case laws on environmental issues</p>	7.5
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List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Environmental Impact Assessment by Canter, Mc Graw Hill
2	Environmental Impact Analysis by R.K. Jain
3	Environmental Strategy and Concern by Diwan
4	Water Pollution (Prevention) Control Act, 1974, Govt. of India
5	Air Pollution (Prevention) Act, 1981, Govt. of India
6	Environment (Protection) Act, 1986, Govt. of India
7	Guidelines for Environmental clearance of various projects, Dept. of Environment, Govt. of India

Supplementary learning Material:

1	Forest Conservation Act, 1980, Govt. of India
2	Environmental Laws and Policy in India, By Shyam Divan and Armin Rosencranz, Oxford University Press, New Delhi

Pedagogy: Combination of

1. ICT enabled
2. Facilitated learning
3. Individual learning
4. Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	10	10	40
2	Coursera Certification	1	5	5	20



3	Assignments/Mini Projects	1	5	5	20
4	Seminar/Presentation	1	2.5	2.5	10
5	Participation, Achievements	1	2.5	2.5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	To develop a clear understanding of fundamentals of environment, its components, ecology and various types of pollutants	20
CO-2	To evaluate the impact of various types of pollutants on the property values and quantify their effects on market values of the contaminated properties	30
CO-3	To understand the legal provisions with respect to compliances for different types of properties under the various Laws	20
CO-4	To carry out the valuation of contaminated properties and quantify the effect of stigma factor	30

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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	III
Course Code:	
Course Title:	FINANCE, BUSI. & MGNT. STUDIES
Course Group: Core	
Course Objectives:	
<ol style="list-style-type: none"> 1. Facilitate to learners the knowledge of basic concepts of finance management 2. Study financial analysis for management decisions 3. Study methods of evaluation of financial statements 4. Study capital structuring and fundamentals of business decisions like acquisitions, mergers etc. 	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
2	-	-	2	25/10	25/10	-	-	50/20

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Goals and functions of finance organization, setting financial controlling system – planning and budgeting; Structuring of balance sheet.	7.5
2	Financial analysis for management decisions – tools of financial analysis - ratio analysis – fund flow, cash flow analysis; Management of working capital - components of working capital importance of working capital.	7.5
3	Investment decision – decision rule, discounted and non-discounted methods – NPV & IRR.	7.5
4	Capital structuring; Mergers and acquisitions for corporate restructuring – valuation of corporate organizations; Managing business – large, medium & small companies.	7.5

List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Financial Management - 8 th edition I.M. Pandey, Vikas Publication, New Delhi
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Pedagogy: Combination of

1. ICT enabled
2. Facilitated learning
3. Individual learning
4. Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	10	10	40
2	Coursera Certification	1	5	5	20
3	Assignments/Mini Projects	1	5	5	20
4	Seminar/Presentation	1	2.5	2.5	10
5	Participation, Achievements	1	2.5	2.5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	To develop a clear understanding of fundamentals of financial management	25
CO-2	To understand the concepts of financial ratios, cash flow analysis and fund flow analysis	25
CO-3	To apply the techniques like Discounted Cash Flow (DCF) – Net Present Value (NPV) and Internal Rate of Return (IRR)	25
CO-4	To read the various financial statements and carry out valuation of properties of companies for the purposes of acquisitions, mergers etc.	25

Curriculum Revision:

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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	III
Course Code:	
Course Title:	PRIN. OF INSURANCE & LOSS ASSE.
Course Group:	Core
Course Objectives:	<ol style="list-style-type: none"> 1. Facilitate to learners the knowledge of fundamentals of insurance of tangible assets 2. Study of various types of insurance policy, perils, risk management, and insurance market 3. Study the process of insurance, loss assessment and claim settlement

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Principles and legal concepts in relation to insurance of buildings and plant & machinery. The contract of insurance. Insurable interests and liability to insure. Duties of the insurer and the insured	15
2	The insurance policy; terms and conditions, perils, beneficial and restrictive clauses. Basics of Fire Insurance Policy and Engineering Policy. Different types of policies; Technicalities and classification of risk; safeguards, property protection. Importance of risk management in insurance sector and its techniques. The insurance market and functions of the insurance broker.	15
3	Valuation principles and techniques in relation to insurance loss assessment; valuation bases, value at risk, sum insured and condition of average, inflation provisions, other contents, obsolescence and betterment	15
4	Principles of claim settlement. Functions of the loss assessor and loss adjuster. Obligations and rights of insurer and insured. Third party claims; Consequential loss insurance, its scope and intention, policy conditions, definition of terms, approach to the consequential loss claim	15

List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Modern Law of Insurance in India by Murty/Sharma
2	Practice of General Insurance by Federation of Insurance Institutes, Universal Insurance Building, Sir P.M. Road, Mumbai 400 001
3	Principles of General Insurance by Insurance Institute of India P.M. Road, Mumbai 400 001
4	IC 34 – General Insurance By: Insurance Institute of India

Supplementary learning Material:

1	Fire Insurance Claims by Federation of Insurance Institutes
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Pedagogy: Combination of

1. ICT enabled
2. Facilitated learning
3. Individual learning
4. Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	To develop a clear understanding of fundamentals insurance, loss assessment and claim settlement	25
CO-2	To develop the concepts of various types of insurance perils	25
CO-3	To understand various types of insurance documents	25
CO-4	To carry out valuation of tangible assets (insurable value) for the purpose of standard fire policy, reinstatement value policy etc.	25

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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	III
Course Code:	
Course Title:	BUILDING TECHNOLOGY-II
Course Group: Core	
Course Objectives:	
<ol style="list-style-type: none"> 1. Facilitate to learners the knowledge of specifications of various types of buildings 2. Study of rates of various building materials and labor charges 3. Study units and mode of measurements of various building components 4. Study of quantity analysis, rate analysis and preparation of abstract sheets 	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Introduction, definitions, objective, scope and importance of estimating; Units of measurements of various building materials and services of single and multistoried buildings including high rise buildings	15
2	Preparation of specifications of building materials of single and multistoried buildings including high rise buildings; Cataloguing of building materials with specifications	15
3	Estimation of detailed quantities of the following types of low rise as well as high rise buildings: (a) Load bearing wall construction; (b) R.C.C. frame construction; (c) Steel frame construction	15
4	Methods of taking out quantities and preparation of abstract sheet with Unit of work and rate analysis, preparation of rates of building items from the data of cost of building materials and specifications; Preparation of full bill of quantity with specifications for tender and building construction.	15



List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Professional Practice (Estimating & Valuation) by Roshan H. Namavati
2	A Guide for Quantity Surveyors, Engineers, Architects and Valuers 3 Volumes by K.S. Kharb
3	Estimation and Valuation by Dutta
4	Estimation and Valuation by S.C. Rangwala

Supplementary learning Material:

1	State P.W.D. Hand Book
2	Schedule of Rates by Central Public Works Department(C.P.W.D)

Pedagogy: Combination of

1. ICT enabled
2. Facilitated learning
3. Individual learning
4. Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	To develop a clear understanding of specifications of various types of buildings	30
CO-2	To understand units of measurement and mode of measurements of various building items	30
CO-3	To carry out quantity analysis, rate analysis and prepare building cost estimates	40

Curriculum Revision:	
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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	III
Course Code:	
Course Title:	VALUATION OF REAL ESTATE-II
Course Group: Core	
Course Objectives:	
<ol style="list-style-type: none"> 1. Facilitate to learners the knowledge of advanced valuation techniques 2. Study of professional practice of valuation of real estate for various purposes 3. Study of professional ethics and code of conduct to be followed by the valuer 4. Study of International Valuation Standards 	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Investment methods: discounted cash flow technique, I.R.R., N.P.V., Layer approach, Ellwood approach, equitable yield and equated yield; Elementary considerations in valuation of plantation, agricultural land, forest, orchards, queries and mines; plant and machineries, intangible assets like goodwill, royalty rights etc.	15
2	Valuation for financial statements: accounting treatment of reserve created by revaluation of assets; Effects of legislation on valuation : rent control law, town planning law etc. ; Valuer's role, functions and responsibility; Code of ethics for valuers; Valuer as an Expert witness in Court.	15
3	Valuation of special types of properties: Hotels, Cinema, Petrol Pump, Hill station properties – Time shared property; Valuation of transferable development rights: easement rights – life interest; Valuation of properties: forcible or unauthorized occupancies; Mass appraisals techniques: value contour maps	15
4	Valuation Standards published by – International Valuation Standards Committee, Royal Institution of Chartered Surveyors, U.K.	15



List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Elements of valuation of immovable properties by R. K. Gandhi, Mumbai
2	Real Estate Valuation in Practice by Kirit p. Budhbhatti
3	Valuation Principles and Procedures by Ashok Nain, Kolkata
4	Publication of International Valuation Standards Committee on various Valuation Standards, Valuation and Appraisal Manual published by The Royal Institution of Chartered Surveyors and Guidance Notes published by the European Group of Valuers of Assets.

Supplementary learning Material:

1	Basic Real Estate Appraisal, by Richard M.Betts & Silas J. Ely
2	Income Property Appraisal and Analysis by Jack P. Friedman/Nicholas Ordway

Pedagogy: Combination of

1. ICT enabled
2. Facilitated learning
3. Individual learning
4. Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	To carry out independently valuation of real estate for various purposes	25
CO-2	To apply various advanced valuation techniques like DCF, Mortgage-Equity Analysis etc. using investment methods	25
CO-3	To carry out professional practice of valuation adhering to ethics and professional code of conduct	25
CO-4	To understand and use International Valuation Standards.	25

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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	III
Course Code:	
Course Title:	MAINT., REPAIRS & DILA OF BLDGS AND REAL ESTATE MANAGEMENT
Course Group: Core	
Course Objectives:	
<ol style="list-style-type: none"> 1. Facilitate to learners the knowledge of causes and effects of various types of defects in the buildings 2. Study of various repair techniques and their costing 3. Study of causes and effects of dilapidations to the buildings 4. Study of management aspects of various types of properties 	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Maintenance and repairs of buildings, principles of construction and detection of defects, and advice on the course of action to be taken: planning; General knowledge of the life serviceability and strength of building materials in common use for the purpose of maintenance; The preparation of schedules of dilapidation and bill of quantity with specifications for repairs; Building survey for assessment of damage due to fire, explosion, earthquake or any other peril for insurance purpose and preparation of estimate for insurance claim.	15
2	The meaning of dilapidations. Liability from dilapidations. Nature of waste; Implied and statutory obligation to repair as between landlord and tenant under different tenancy/lease agreements. Fair wear and tear; Recent amendments in the rent control act, Maharashtra Housing and Area Development Authority Act, its effects on property market for real estate; Site visits and preparing report on repairs and maintenance of buildings.	15



3	Concept of management in real-estate development and administration; aims, objects and practices; Variety of occupational uses; Carrying capacities of cities and towns: water supply, sewerage and drainage, transportation, health and education, open spaces and other infra-structural requirements ; Forces of in-migration and out-migration : The concept of rural – urban symbiosis ; Urban renewal process: rehabilitation, redevelopment conservation; decay of core area; Urban development finance with particular reference to real-estate: role of Housing Finance Development Corporation and other financial institutions and agencies	15
4	Private development enterprises by developers and promoters; regulatory laws for construction of multi-storied buildings, transfers and administration; Introduction to Real Estate Investment Trust (REIT); Management of co-operative housing, apartment housing, corporate housing and public buildings ; Ownership and tenancies in real estate: effect of rent control and other laws ; Methods of fixing rent, rigidity and flexibility	15

List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Building Repairs by B.G. Blake (B.T. Batsford U.K)
2	Repairs and Maintenance of Houses by Ian A. Melvice (Estate Gazette)
3	Building Repairs by R.N. Raikar
4	Learning from Failures by R.N. Raikar
5	Surveying for Dilapidation by Malcolm Hollis (Estate Gazette)
6	Diagnosis and Treatment of Structures in Distress by R.N. Raikar
7	Surveying for Dilapidation by Malcolm Hollis (Estate Gazette)
8	Principles of Estates Management by Michael Thorncroft.

Supplementary learning Material:

1	Urban Estates Management Vol.I and II by W.A. Leach.
2	Housing Management (Estate Gazettes) by John P. Macey

Pedagogy: Combination of

1. ICT enabled
2. Facilitated learning
3. Individual learning
4. Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20



3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	To carry out the inspection and survey of a building and find out various kinds of defects and prepare a survey report	25
CO-2	To suggest appropriate repair technique with cost estimate	25
CO-3	To evaluate and quantify the effects of dilapidations to the buildings	25
CO-4	To suggest the management plan for various types of real properties and prepare a management report	25

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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	III
Course Code:	
Course Title:	COMPREHENSIVE VIVA-VOCE
Course Group:	Core

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
-	-	-	1	-	-	-	50/20	50/20

* J: Jury; V: Viva; P: Practical

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FACULTY OF Science

Effective from Academic Batch: 2022-23

Programme: M.Sc.(Real Estate Valuation)

Semester: III

Course Code:

Course Title: REPORT WRITING

Course Group: Elective

Course Objectives:

Facilitate to learners the skill and knowledge of writing of reports on valuation of various types of properties for variety of purposes.

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	The subject will cover the teaching of how to write reports for various purposes for which a valuer is normally called upon for advice in general practice.	60

List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	Writing a report – Real Estate Valuation by P. T. Hardikar
2	Mastering Technical Writing by Joseph C. Mancuso
3	The Technical Writer's Handbook by Matt Young

Supplementary learning Material:

1	Guide to Real Property Demonstration Appraisal Report Writing
2	Hand book for writers and editors by S Sreenivas Rao , Academic Book Centre, 10 Walkeshwar, Ambawadi, Ahmedabad 380 015

Pedagogy: Combination of

1. ICT enabled



2. Facilitated learning
3. Individual learning
4. Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
5	25	20	20	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.

Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	To prepare and write report on valuation of various types of properties for variety of purposes.	100

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FACULTY OF Science

Effective from Academic Batch: 2022-23

Programme:	M.Sc.(Real Estate Valuation)
Semester:	III
Course Code:	
Course Title:	SUSTAINABLE DEVELOPMENT
Course Group:	Elective
Course Objectives:	
<ol style="list-style-type: none"> 1. Facilitate to learners the concept of sustainable development in terms of balanced development with respect to economic, social and environmental indicators 2. Study of global challenges in achieving sustainable development 3. Study of ways and means to natural resource management 4. Study of pollution management and green development 	

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
4	-	-	4	50/20	50/20	-	-	100/40

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	Introduction to sustainable development: Concept of sustainable development, Rio earth Summit (1992), Brundtli and commission report, scheme of sustainability: economic, social, environmental; indicators of sustainable development and its selection criteria, Agenda 21 World Summit on Sustainable Development, Local agenda 21 (Earth Summit 2002), planning (for Sustainable Development).	15
2	Global challenges of sustainable development: poverty, pollution, population, finance for sustainable development, health, nutrition, sanitation, energy crisis, disasters, desertification, biopiracy etc. Currencies for evaluations of sustainable development- Biophysical measurements; Environmental degradations and conservation issues; Global change and sustainability issues: Climate change, biological invasion, bio-diversity concerns.	15



3	Millennium development goals and its recent status (global, Indian), approaches to sustainable development: natural resource management, capacity building, Ecosystem concept in space and time; Ecosystem level processes and landscape level processes; the concept of sustainable development temporal and spatial dimensions.	15
4	Human resource development, pollution management, green policy development, good governance and recycling, reuse and recovery. Ecosystem and social processes in: (a) Rehabilitation of degraded rural landscape, (b) Rehabilitation of unbalanced soils, (c) Rehabilitation of specialized habitats, e.g. water bodies, mangroves; (d) Mined area rehabilitation participatory research and education environmental decision making with people initiatives.	15

List of Practicals / Tutorials:

1	N.A.
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Reference Books:

1	AID Environment (1997) Strategic Environmental Analysis: A New Planning Framework for Sustainable Development, AIDEnvironment, Amsterdam
2	Banuri, T and Holmberg, J (1992) Governance for Sustainable Development: a Southern Perspective, IIED, London
3	Carew-Reid, J (ed) (1997) Strategies for Sustainability: Asia, IUCN in association with Earthscan, London
4	Degnbol, T (1996) The Terroir Approach to Natural Resource Management: Panacea or Phantom? – the Malian Experience, working paper no 2/1996, International Development Studies, Roskilde University, Denmark

Supplementary learning Material:

1	Earthscan. 2002. Sustainable Development Strategies: A Resource Book. Organisation for Economic Co-operation and Development, Paris and United Nations Development Programme, New York
2	Grieg-Gran, M (2001) 'Investment in Sustainable Development: The Public-Private Interface', in The Future is Now, vol 2, IIED, London

Pedagogy: Combination of

1. ICT enabled
2. Facilitated learning
3. Individual learning
4. Collaborative learning

Internal Evaluation:

Sr.	Component	Number	Marks per incidence	Total Marks	% of total internal evaluation
1	Written Test	1	20	20	40
2	Coursera Certification	1	10	10	20
3	Assignments/Mini Projects	1	10	10	20
4	Seminar/Presentation	1	5	5	10
5	Participation, Achievements	1	5	5	10



CVM UNIVERSITY

Aegis: Charutar Vidya Mandal (Estd.1945)

Suggested Specification table with Marks (Theory) (Revised Bloom's Taxonomy):

Distribution of Theory Marks in %						R: Remembering; U: Understanding; A: Applying; N: Analyzing; E: Evaluating; C: Creating
R	U	A	N	E	C	
15	25	15	15	15	15	

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	To understand the concept of sustainable development with reference to economic, social and environmental indicators	25
CO-2	To understand global as well as local challenges in achieving sustainable development	25
CO-3	To understand the methods of resource management, green development and rehabilitation of environmentally degraded sites/properties	25
CO-4	To evaluate the real estate in the context of sustainable development and green development	25

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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	IV
Course Code:	
Course Title:	FIELD WORK AND SEMINAR
Course Group:	Core
Course Objectives:	To enable students to learn real estate market study, site inspection, data collection from buyers/sellers/brokers etc.

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
-	-	-	8	-	-	-	200/80	200/80

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	<p>Students will be required:</p> <ul style="list-style-type: none"> - to collect data from various government offices and agencies as well as by local inquiry regarding Valuation of Real Estate - to study various transfer documents creating rights and interests in real estate - to visit special types of property like Industrial Plant, Public Building, Cold Storage, Cinema, Hotel etc. and prepare a report on the same <p>The students will be assigned one topic related to valuation and they will be asked to select another topic of their own choice. They will be allowed a fortnights time to prepare papers for presentation before a gathering to be chaired by a member of the faculty.</p> <p>After presentation there will be a session for questions and answers. A team of faculty members will assess the performance of the students.</p>	-

List of Practicals / Tutorials:

1	N.A.
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**Pedagogy: Combination of**

1. Facilitated learning
2. Individual learning
3. Collaborative learning

Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	To be able to learn real estate market, site inspection, data collection from buyers/sellers/brokers etc. and various relevant Govt. agencies.	100

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FACULTY OF Science	
Effective from Academic Batch: 2022-23	
Programme:	M.Sc.(Real Estate Valuation)
Semester:	IV
Course Code:	
Course Title:	PROJECT WORK
Course Group:	Core
Course Objectives:	To enable students to do market study/research and prepare project report on valuation of varieties of properties for different purposes.

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
-	-	-	16	-	-	-	400/160	400/160

* J: Jury; V: Viva; P: Practical

Detailed Syllabus:

Sr.	Contents	Hours
1	The student will be required to prepare independent project report after field survey and data compilation for valuation of real estate.	-

List of Practicals / Tutorials:

1	N.A.
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Pedagogy: Combination of

1. Facilitated learning
2. Individual learning
3. Collaborative learning



Course Outcomes (CO):

Sr. No.	Course Outcome Statements	%weightage
CO-1	Be able to do market study, property inspection and prepare project report/valuation report of varieties of properties for different purposes.	

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FACULTY OF Science	
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Programme:	M.Sc.(Real Estate Valuation)
Semester:	IV
Course Code:	
Course Title:	COMPREHENSIVE VIVA-VOCE
Course Group:	Core

Teaching & Examination Scheme:

Contact hours per week			Course Credits	Examination Marks (Maximum / Passing)				
Lecture	Tutorial	Practical		Theory		J/V/P*		Total
				Internal	External	Internal	External	
-	-	-	1	-	-	-	50/20	50/20

* J: Jury; V: Viva; P: Practical

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