

GUJARAT TECHNOLOGICAL UNIVERSITY
Land Development (Elective)
SUBJECT CODE: 1075506
B.PLAN 7th SEMESTER

Aim: To understand various processes, mechanisms and laws guiding land development

Objective:

1. To understand various land development mechanisms and their advantages
2. To understand land records, land laws & land pricing

Teaching and Examination Scheme:

Teaching Scheme			Credits	Examination Marks				Total Marks
L	T	P		Theory Marks		Practical Marks		
				ESE (E)	PA (M)	VIVA (V)	PA(I)	
2	0	0	2	50	50	0	0	100

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

Content:

Sr. No.	Content	Total Hrs
Unit - 1	Land Records Land record and information systems; Survey and mapping; Record and book keeping; Presentation of records; Methods of revenue land survey of settlement as part of the settlement record; Registration Act & Procedures; Land Conversion – need and process	4
Unit - 2	Land development Policies, Laws & Regulations Understanding urban issues and their roots in land and urban policies; Existing Land laws; property rights; land disputes and conflicts; public vs private disputes; Land control regulations; land acquisition act	6
Unit - 3	Land Development mechanisms Understanding Land development Models: Land pooling & Readjustment; land banks; Land Acquisition; case studies of different models; community land trusts; advantages & disadvantages of different models; understanding	10

	through national & international examples.	
Unit - 4	Town Planning Scheme Mechanism History, Evolution, statutory backing; process; problems; examples	8
Unit - 5	Land Price & Appreciation Factors that governs Land Price appreciation from rural agriculture land to urban residential plot; Process of calculation land development cost Items considered for estimating cost to find out appreciation value of the parcel of plot.	4
	Total no. of hours	32

Reference Books:

Text / Reference Books:				
S. No.	Name of Authors	Titles of the Book	Edition	Name of the Publisher
1	R. W. Archer	The Use of Land Pooling/readjustment to Improve Urban Development and Land Supply in Asian Countries	1984	Urban Land Program, Human Settlements Division, Asian Institute of Technology
2	R. W. Archer	The Potential of the Urban Land Pooling/readjustment Technique to Provide Land for Low-cost Housing in Developing Countries	1997	Urban Land Program, Human Settlements Division, Asian Institute of Technology
3	Edited by Varsha Bhagat-Ganguly	Land Rights in India: Policies, Movements and Challenges	2015	Routledge
4	Shirley Ballaney	The Town Planning Mechanism in Gujarat, India	2008	The World Bank
5	Marc Edelman, Carlos Oya, Saturnino M. Borrás Jr.	Global Land Grabs: History, Theory and Method	2016	Routledge

6	Lincoln Institute of Land Policy, United States. Dept. of Agriculture. Economic Research Service	Land: Price and market issues	1982	Lincoln Institute of Land Policy
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Course Outcome:

List of Exercises / Practicals:	
1.	
List of Assignments/Tests:	
1	1 Test on Unit 1 and Unit 2.
2	Case Study based Assignments on Unit 4 or Unit 5.