



# GUJARAT TECHNOLOGICAL UNIVERSITY

Program Name: Civil Engineering

Level: PG

Branch: Construction Engineering and Management

Subject Code: ME03014011

Subject Name: REAL ESTATE MANAGEMENT

w.e.f. Academic Year:	2024-25
Semester:	3
Category of the Course:	Multidisciplinary Open Professional Electives Courses (MOPEC-01)

<b>Prerequisite:</b>	
<b>Rationale:</b>	The subject of Real Estate Management, equips students with the knowledge and skills to manage, develop, and invest in real estate assets, which are fundamental to daily lives and the economy. It encompasses a wide range of activities, from property valuation and investment to development and urban planning, all within a legal and financial framework. This field is vital for both individual careers and the overall functioning of society.

## Course Outcome:

After Completion of the Course, Student will able to:

No.	Course Outcomes
01	Summarize the scope of the existing real estate industry in the current business environment and to classify the various statutory and legal regulations applicable to real estate market.
02	Identify the role of urban building industry. 2. Outline the roles, responsibilities, rights and liabilities of different real estate stakeholders.
03	Get exposure to the various documentation procedures for different real estate transactions, appraisals, agreements and valuation of properties.
04	To perform Quantitative analysis with a methodology used in different transactions using the current rates of properties, registration charges and appropriate fees applicable in different states.
05	Delineate project development process, compare the different sources of real estate funds and classify the risks associated therein.
06	Formulate a real estate project by assessing its feasibility and evolving strategies for effective management.



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### Teaching and Examination Scheme:

Teaching Scheme(in Hours)			Total Credits L+T+(PR/2)	Assessment Pattern and Marks				Total Marks
L	T	PR		C	Theory		Tutorial/Practical	
			ESE (E)		PA/ CA (M)	PA/CA(I)	ESE (V)	
3	0	0	3	70	30	00	00	100

### Course Content:

Unit No.	Content	No. of Hours	% of Weightage
<b>1</b>	<b>REAL ESTATE MARKET:</b> Real estate scope, classification of real estate activities and peculiarities - factors affecting real estate market - role of government in real estate market, statutory provisions, laws, rules, and regulations application, land use controls in property development, registration and licensing requirements - knowledge base for assessment and forecasting the real estate market - environmental issues related to real estate transactions.	<b>10</b>	
<b>2</b>	<b>PARTICIPANTS AND STAKE HOLDERS</b> Role, scope, working characteristics and principal functions of real estate participants and stakeholders - real estate consultants and their activities - roles and responsibilities of property managers, code of ethics for real estate participants - good practices and managerial responsibilities.	<b>10</b>	
<b>3</b>	<b>REAL ESTATE DEVELOPMENT</b> Functions of real estate development like project formulation, feasibility studies, developing, costing and financing, managing including planning, scheduling and monitoring of real estate projects, risk management, facilities management, marketing/advertising, post construction management etc - real estate investment, sources and related issues.	<b>10</b>	
<b>4</b>	<b>DOCUMENTATION</b> Interest rates in real estate - documentation in real estate processes - transfer of titles and title records - real estate appraisal and valuation - types of agreements between the consultants and principal - closing the real estate transactions.	<b>06</b>	



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	<b>Total</b>	<b>36</b>	<b>100</b>
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## Suggested Specification Table with Marks (Theory):

Distribution of Theory Marks					
R Level	U Level	A Level	N Level	E Level	C Level
20	30	30	10	10	0

Where R:Remember; U:Understanding; A:Application, N:Analyze and E:Evaluate C:Create(as per Revised Bloom's Taxonomy)

## References/Suggested Learning Resources:

- 1) Lean, W. (1982). Aspects of Land use Planning. New Jersey: Gonthic Publications.
- 2) Paul, B.N. (1997). Urban Land Economics. London: The McMillan Press.
- 3) Singh B, (2011). Urban Infrastructure and Real Estate Management, Surendra Publications.
- 4) Barry. Haynes (2017), 'Corporate Real Estate Asset Managements: Strategy and Implementation'
- 5) John. R (2003), 'Urban Planning and Real Estate Development.

## Suggested Tutorials / Students Activities :

- 1) Exercise on Statutory provisions, laws, rules, and regulations
- 2) Exercise on Registration and licensing requirements
- 3) Discussion on Real estate participants and stakeholders
- 4) Discussion on Functions of real estate development
- 5) Case study on Real estate appraisal and valuation

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