

Master of Technology

Town and Country Planning

M. Tech. – I Semester - II

Subject Name: Financial Sustainability in Planning Project

Subject Code: MTTC14206

Type of course: PE-IV

Prerequisite: Overview of Land Values: Adapting Land Value Capture in Developing Countries

Rationale: Course aimed at helping developing countries improve the quality of their infrastructure through various value capturing approaches, to support cities in providing effective local government, an active citizenship, and an economy characterized by both public and private investment

Teaching and Examination Scheme:

TEACHING SCHEME				Theory Marks			Practical Marks		Total
L	T	P	C	TEE	CA1	CA2	TEP	CA3	150
3	0	2	4	60	25	15	30	20	

CA1: Continuous Assessment (assignments/projects/open book tests/closed book tests) **CA2:** Sincerity in attending classes/class tests/ timely submissions of assignments/self-learning attitude/solving advanced problems **TEE:** Term End Examination **TEP:** Term End Practical Exam (Performance and viva on practical skills learned in course) **CA3:** Regular submission of Lab work/Quality of work submitted/Active participation in lab sessions/viva on practical skills learned in course

Content:

Sr. No.	Topics	Teaching Hrs.	Module Weightage
1.	Value Capture: Types and Outcomes Concept of Value Capture, The Idea of Land – Value Capture Finance / Financial sustainability, Need of Value Capture, Benefits, significance, Conceptual Frameworks and Historical Experiences of Land Value Capture, Economic Efficiency of Land Value Capture	14	20
2.	The Unearned Increment: Classification, Policy Evaluation, value Capture vs. other forms of Revenue Raising, Risk of Land based Financing, Carriers and barriers	9	30
3.	Implementation Projects Context, Methodology for Assessment and Revenue Estimation, parameters, Global Good Practices for Development-Based LVC, Property-Related Taxes Effective Value Capture Instruments, Case-studies: VCF experience in Indian cities, risk and challenges in VCF funding	15	30

Master of Technology

Town and Country Planning

4.	Emerging Development-Based Value Capture Practices In Developing Countries Key Enabling Factors for Successful LVC Strategies, Choosing the Appropriate LVC Mechanism, Scope for LVC Adoption in Indian Cities, Roadmap for Development-Based LVC Implementation through a Gradual Approach, role of International Development Financial Institutions	16	20
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Suggested Specification table with Marks (Theory/Practical):

% Distribution of Marks					
R Level	U Level	A Level	N Level	E Level	C Level
10	20	20	20	15	15

Legends: R: Remembrance, **U:** Understanding; **A:** Application, **N:** Analyze, **E:** Evaluate **C:** Create and above Levels (**Revised Bloom’s Taxonomy**)

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.

Reference Text Books:

Sr no	Title of book /article	Author(s)	Publisher and details like ISBN	Year of publication	Publication Edition
1	Value capture	Blokdyk Gerardus	5starcooks ISBN: 978065533061 5	2012	2 nd
2	Value Capture and Land Policies (Land Policy Series Book 6)	Gregory K. Ingram, Yu-Hung Hong	The Lincoln Institute of Land Policy ASIN : B0091ZJ5YC	2012	6 th
3	Innovation in Public Transport Finance Property Value Capture	<i>Shishir Mathur</i>	Routledge ISBN 978113825013 0	2016	-

Master of Technology

Town and Country Planning

4	Value Capture Finance Policy Framework	Government of India	Ministry of Urban Development	-	-
5	Financing Transit-Oriented Development with Land Values : Adapting Land Value Capture in Developing Countries	Suzuki, Hiroaki Murakami, Jin Hong, Yu-Hung Tamayose, Beth	World bank group ISBN: 9781464801495	2015	-

Course Outcome:

Sr. No.	CO Statement After learning this subject, students will be able to	Marks % weightage
1	To understand the significance of financial sustainability in urban projects (U, R – Cognitive level)	15
2	To explore process of value capture mechanism (U, N – Cognitive level)	15
3	To study legal aspects of various projects and their impacts to generate revenue for self-sustain projects (U, R, A –Cognitive level)	30
4	Ability to create unearned revenue generation sources referencing land or planning project features (U,A, C – Cognitive level)	20
5	To implement innovative revenue generating tools. Approaches in legal form (A, C – Cognitive level)	20

Major Equipment:

1. Computers with higher configuration, internet and server.

List of open sources / websites:

Guidance Note for Inclusion of Value Capture Financing in Projects

http://mohua.gov.in/upload/whatsnew/59c0bb2d8f11bVCF_Policy_Book_FINAL.pdf

Value capture finance policy framework

<https://nrtc.in/wp-content/uploads/2019/06/a.National-Value-Capture-Finance-Policy-Framework.pdf>

PE-IV : Programme Elective - IV



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Master of Technology
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List of Experiments:

Case-study of recent projects with out-come of most suitable approaches for particular projects.

Case-study of recent project in nearby region