

**M. Tech. – II, Semester – III**

**Subject Name:** Financing Urban Management

**Subject Code:** MTTC14303

**Type of course:** PE-V

**Prerequisite:** Fundamental understanding of urbanization process and scenario in brief in country and abroad.

**Rationale:** To understand financing aspects of urban land management and the legal issues in the country associated with the same.

**Teaching and Examination Scheme:**

TEACHING SCHEME				Theory Marks			Practical Marks		Total
L	T	P	C	TEE	CA1	CA2	TEP	CA3	150
03	00	02	04	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 in %
1	<b>Urbanization –</b> Urbanisation, Scenario in country and abroad, Urbanization and land price speculations, Scenario of urban services in India, Gaps in services, Land market dynamics Concept, Scope, Principles, Land Use and Land Value, Parameters of Land dynamics market mechanism and land use pattern, Land use restriction; compensation and acquisition,	15	25
2	<b>Landuse Economics -</b> Sources of finance for ULB, Bonds, Municipalities, Banks, Other finance institutions, Land economics Economics and	15	25

	Principles of land use, Development of land and real properties, Land Development charges and betterment levy PPP in urban land development & case studies		
3	<b>Land Politics -</b> Land policies and practices and techniques Policy: Concept, Need, Objective, Significance, Factor influencing location decision, Analysis of location of specific land use like residential, industrial commercial and institutional in intra-regional as well as inter regional level Case studies of various land use policies and practices at national, state , district and settlement level, Land acquisition and land pooling techniques.	15	25
4	<b>Legal Aspects -</b> Legal aspects Town planning Acts, Origin, Objectives and applications. GDCRs, Formations, Provisions and implications, Impacts on real estate developments	15	25

**Suggested Specification table with Marks (Theory/Practical):**

% Distribution of Marks					
R Level	U Level	A Level	N Level	E Level	C Level
30	30	10	10	10	10

**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
01	Urban Infrastructure: Finance and Management	<u>K. Wellman</u> (Author), Marcus Spiller (Author)	Wiley-Blackwell; 1st edition (14 September 2012)		

			978-0470672181		
02	A Handbook of Urbanization in India	Amitabh Kundu (Author)	OUP India (16 June 2005) 978-0195672398		
03	Urban Financial Management: A Training Manual	James McMaster	World Bank Publications, 1991		
04	Financing Cities In India: Municipal Reforms, Fiscal Accountability And Urban Infrastructure Hardcover	by Prasanna K. Mohanty (Author)	Sage Publications India Private Limited; First edition (1 May 2016) 978-9351508755		
05	Planning and Economics of Cities: Shaping India's Form and Future Hardcover – 1 December 2018	by Prasanna K. Mohanty (Author)	SAGE Publications India Pvt Ltd; First edition (1 December 2018) ISBN-13 : -978 9352808687		

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**Course Outcome:**

Sr. No.	CO Statement After learning this subject, students will be able to	Marks % weightage
<b>CO-1</b>	.....understand and discriminate the meaning of urban and rural area, and the significance of the same in land use planning. ( Level R, U ,A, N )	
<b>CO-2</b>	.....understand and analyze the urbanization scenario of country and	

**ESC: Engineering Science Course**

W.e.f. AY 2021-22

	world. ( Level R, U ,A, N , E )	
<b>CO-3</b>	.....significance of political aspects and its' importance for a planner. ( Level R, U ,A, N, E )	
<b>CO-4</b>	....land use and the impact of the same on urban economics. ( Level R, U ,A, N, E )	
<b>CO-5</b>	..... significance of legal system aspects and its' importance for a planner. ( Level R, U ,A, N, E )	

**LIST OF PRACTICALS:**

01. Census of India and abroad.
02. Urbanization scenario of country and world.
03. Constitution of country
04. Legal tools for planners – 01
05. 04 Legal tools for planners – 02
06. Legal tools for planners - 06