

**METHODIST COLLEGE
OF ENGINEERING AND TECHNOLOGY**



DEPARTMENT OF CIVIL ENGINEERING

MINOR COURSES

IN

**REAL ESTATE PLANNING AND
MANAGEMENT**



SUBJECT AREA WISE LIST OF COURSES AND ASSOCIATED CREDITS

MINOR COURSES in REAL ESTATE PLANNING AND MANAGEMENT

S. No	Code No.	Subject	Semester	Credits
1.	RE01CE	Real Estate Fundamentals	V	3
2.	RE02CE	Real Estate Approval and Sanction	V	3
3.	RE03CE	Green Practices and Ethics in Real Estate	VI	3
4.	RE04CE	Real Estate Development and Design Studio	VI	2
5.	RE05CE	Contract Law and Regulation	VII	3
6.	RE06CE	Internship	VII	4
			Total	18



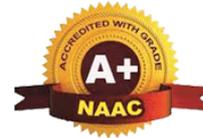
B.E. (Civil Engineering) - V SEMESTER

S. No.	Course Category	Course Title	Scheme of Instruction				Scheme of Examination		Credits
			L	T	Pr/Drg	Total Hours	CIE	SEE	
THEORY COURSES									
Minor Courses									
1.	RE01CE	Real Estate Fundamentals	3	-	-	3	40	60	3
2.	RE02CE	Real Estate Approval and Sanction	3	-	-	3	40	60	3
			6			6			6



B.E. (Civil Engineering) - VI SEMESTER

S. No.	Course Category	Course Title	Scheme of Instruction				Scheme of Examination		Credits
			L	T	Pr/Drg	Total Hours	CIE	SEE	
THEORY COURSES									
Minor Courses									
1.	RE03CE	Green Practices and Ethics in Real Estate	3	-	-	3	40	60	3
PRACTICAL COURSES									
Minor Courses									
2.	RE04CE	Real Estate Development and Design Studio	-	-	4	4	40	60	2
			3		4	7			5



B.E. (Civil Engineering) - VII SEMESTER

S. No.	Course Category	Course Title	Scheme of Instruction				Scheme of Examination		Credits
			L	T	Pr/Drg	Total Hours	CIE	SEE	
THEORY COURSES									
Minor Courses									
1.	RE05CE	Contract Law and Regulation	3	-	-	3	40	60	3
PRACTICAL COURSES									
Minor Courses									
2.	RE06CE	Internship	-	-	2	2	40	60	4
			3		2	5			7

Course code	Course Title	Core/ Elective					
		Core					
RE01CE	Real Estate Fundamentals	L	T	P/D	Credits	SEE	CIE
		3	0	0	3	40	60
Prerequisite: -							
Course Objectives: The objective of this course is to impart knowledge of: 1. Understand asset terms, investment types 2. Explore real estate diversity, Indian prospects & property types 3. Grasp business modes: proprietorship & study Public Private Partnerships 4. Master drafting principles 5. Understand Power of Attorney & lease essentials				Course Outcomes: After completion of the course, the student will be able to: CO1: Explain asset and investment terminology CO2: Classify diverse real estate types, stakeholders, and frequent transactions. CO3: Outline real estate business modes & understand Public Private Partnerships CO4: Develop expertise in drafting real estate agreements. CO5: Explain the Power of Attorney's significance			
Unit-I: (04 Hrs) Terminology of assets and investment Current assets, fixed assets, using fixed assets as a mode of investment, Various sorts of investment in terms of long term/short term/stock in trade, fixed assets held as immovable property.							
Unit-II: (06 Hrs) Types of Real Estate & Trade Terminology used in Real Estate Business The real estate sector and its future in India, Frequent Transactions in Real Estate. Main players in real estate market, Landlords, Builders, Developers, Real Estate Agents, Tenants, Buyers. Different types of Real Estate, e.g. Residential Commercial, Townships, Godowns, Hotels, Hospitals, Resorts, Etc							
Unit-III: (08 Hrs) Modes for conducting Real Estate Business Proprietorship, Modes for conducting Partnership, Real Private Estate Limited Business: Companies, Public Limited Companies, Trusts, Cooperative Society, difference between Company and Partnership, merits and demerits of such establishment. Modes of Public Private Partnership and its documentation Meaning of Public Private Partnership, its benefits, checklist for Public Private Partnership, Selection criteria for Public Private Partnership, Principles of Public Private Partnership, Foreign Direct Investment.							
Unit-IV: (08 Hrs) Principles for drafting agreements relating to real estate. Principles of good drafting. Clear documentation, brief and concise documents, expression of the document, precautions while drafting various parts of the deed. Different kind of Agreements used in Real Estate Business Agreement for Sale, Agreement for Exchange, Agreement for Development, Agreement for Construction, Agreement to Rent, Lease Agreement, Wills & Probate.							
Unit-V: (08 Hrs) Power of Attorney Power of Attorney and its significance, Important points on Power of Attorney Important aspects of lease of Immovable Property. Lessor, Lessee, Premiums, rents, how leases are made. Essential elements, Rights and liabilities of lessor and lessee. How does a lease end? Difference between lease and license.							
Text Books: T1 M.C Bhandari – Law of Contract T2 Rajkumar Adukia—Encyclopedia of Real Estate 2016/2017 Edition							
Reference Books:							

R1 Law of Contract - Bare Act 2021 Edition Professional
R2 Real Estate Fundamentals 2007

Course code	Course Title	Core/ Elective					
		Core					
RE02CE	Real Estate Approval & Sanction	L	T	P/D	Credits	SEE	CIE
		3	0	0	3	40	60
Prerequisite: -							
Course Objectives: The objective of this course is to impart knowledge of: <ol style="list-style-type: none"> Essential documents for plan sanction and building license Layout approvals, NOCs, and clearances, covering site and building layout, environmental, fire, and coastal zone approvals, ensuring compliance. Approvals like AAI height clearance, defense, substation NOCs, pollution etc. Diverse approval authorities such as development, coastal zone, NHAI, ASI, environment, groundwater, fire, aviation, and pollution control, comprehending their roles in the process. Process of site inspection, scrutiny, correction, and compliance leading to completion. 				Course Outcomes: After completion of the course, the student will be able to: <p>CO1. Explain the essential documents needed for plan sanction, building licenses, and property transactions.</p> <p>CO2. Demonstrate the processes and regulations governing site and building layout approvals, environmental clearances, and NOCs.</p> <p>CO3. Outline approvals such as AAI height clearance, defense and substation NOCs, and certificates like occupancy and completion.</p> <p>CO4. Explain diverse approval authorities' roles, including development, environmental, coastal zone, and infrastructure authorities.</p> <p>CO5. Explain site inspections ensuring compliance and obtaining relevant certificates.</p>			
Unit-I: (08 Hrs) Documentation: <ul style="list-style-type: none"> Document to be submitted along with application for plan sanction. Obtaining a building license/attachment – document required to obtain building license. Apartment -- sanction-- High Rise Building – NOC for Airport Authorities, fire force Telecom Dept. – Tie - up! Arrangement with financial Institutions – document required to purchase plan. Evaluation of mother land deed & chain deed – drafting of deed of conveyance— comprehensive search report—BLRO/ DLRO – Mutation – municipality mutation— municipal assessment book – legal formalities for registration of deed of conveyance gift deed – lease deed – Will & Probate—Mortgage deed – Amalgamation of deeds. 							
Unit-II: (06 Hrs) Approvals & Sanctions - I Site Layout Approval, Building Layout Approval, Intimation of Disapproval (IOD) (Whether Applicable, NOC (if near Sea/Coastal areas), Road access, Ancient Monument approval, Environment Clearance, Borewell Registration Certificate, Fire Fighting scheme approval,.							
Unit-III: (06 Hrs) Approvals & Sanctions - II AAI Height NOC, Defence Clearance, Electric Substation NOC (For all substation/ transformers in the building, Damp proof certificate (on site), Pollution Clearance, Building Completion Certificate, Service Plan Clearance and service Connections (water, sewer, power, gas, telecom), Occupancy Certificate.							
Unit-IV: (06 Hrs) Development Authority/Municipality , Coastal Zone Management Authority, NHAI/ PWD, Archaeological Survey India (ASI), Ministry of Environment, Central Ground Water Authority, Fire Department, Civil Aviation Dept, Ministry of Defence, Electricity Distribution Authority, Development Authority, State Pollution Control Board, Service Department.							
Unit-V: (08 Hrs) Site Inspection - Scrutiny -- Sanction - Correction Compliance- Completion of Compliance. Supervision Certificate - Structural Stability Certificate Rainwater Harvesting							

Certificate–National Building Organization (NBO) up to date Property tax receipts -
Affit Avits & Undertaking NOC from Soil Department - NOC from Defence.

Textbooks:

T1. Stamp Duty & Registration Act.

T2 Guide to Commercial Land Documentation --- Michael Honeycutt.

Reference Books:

R1. Municipal Rules & Laws.

R2. Transfer of Property Act.