

# GUJARAT TECHNOLOGICAL UNIVERSITY

## CIVIL (TOWN & COUNTRY PLANNING) (48)

URBAN LAND MANAGEMENT

SUBJECT CODE: 2714807

SEMESTER: I

**Type of course:** Major Elective - I

**Prerequisite:** Basic understanding on urbanization

**Rationale:** To understanding procedures to help eliminate, or at least minimize creation of new or aggravation of existing sensitive land areas and formations within urban areas

**Teaching and Examination Scheme:**

Teaching Scheme			Credits C	Examination Marks						Total Marks
L	T	P		Theory Marks		Practical Marks				
			ESE (E)	PA (M)	PA (V)		PA (I)			
		ESE			OEP	PA	RP			
3	2	2	5	70	30	20	10	20	0	150

**Content:**

Sr. No.	Content	Total Hrs	% Weightage
1	<b>Land market dynamics</b> Concept, Scope, Principles, Land Use and Land Value, Parameters of Land dynamics market mechanism and land use pattern, Land use restriction; compensation and acquisition, Urbanization and land price speculations	8	15
2	<b>Land economics</b> Economics and Principles of land use, Development of land and real properties, Land Development charges and betterment levy PPP in urban land development & case studies	13	24
3	<b>Land policies and practices and techniques</b> 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.	18	23
4	<b>Legal aspects</b> Town planning Acts, Origin, Objectives and applications. Building Bye-laws-Formations, Provisions and implications. Impacts on real estate developments	15	28

**Reference Books:**

1. Somik V. Lall (2009), "Urban Land Markets: Improving Land Management for Successful Urbanization", Springer.
2. John Randolph (2009), "Environmental Land use planning and Management", island Press.
3. Philip R. Berke (2009), "Urban Land use Planning", University of Illinois Press

**Course Outcome:**

After learning the course the students should be able to understand land market dynamics, the principles of land use, legal aspects of land management

**List of Experiments:**

Study of various land management practice/models (land pooling, T. P. Schemes, Land acquisition and so on) adopted at national and international levels, various speculations referring to different sectors of land and preparing literature based on research papers. (Individually)

**Open Ended Problems:**

1. Why land acquisition is performed?
2. How PPP models can be used for urban land management?
3. What are the impacts of legislation on urban land?

**Assignment work:**

Students shall refer the books and reference materials and prepare answers to the assignment problems including the topics of syllabus. Also, prepare a “Graduate Report” of Innovative Technique and Practice and submit the same with presentation.

**Major Equipment:**

Computers with higher configuration and internet, server.  
DVR system with camera and hard drive for traffic studies

**List of Open Source Software/learning website:**

- Cad Drafting tools, Google Earth, Google SketchUp Pro
- Landuse Sim 2.0
- UPlan is a simple rule based urban growth model intended for regional or county level modeling (<http://ice.ucdavis.edu/doc/uplan>) (<http://ice.ucdavis.edu/doc/uplan/download>)
- UCDAVIS (<http://ultrans.its.ucdavis.edu/projects/improved-data-and-tools-integrated-land-use-transportation-planning-california>)
- Free or open source home design software (<http://superuser.com/questions/64338/free-or-opensource-home-design-software>)