



**Hindi Vidya Prachar Samiti's
Ramniranjan Jhunhunwala College
Of Arts, Science & Commerce
(Autonomous College)**



**Affiliated to
UNIVERSITY OF MUMBAI**

**Syllabus for the TYBVOC
Program: BVOC
Course: Real Estate Management**

**(Adapted from the Credit Based Semester and Grading System TYBVOC Syllabus of
University of Mumbai 2021-22)**

**Refer to page no: 03
highlighting component
of Research Project**

DISTRIBUTION OF TOPICS AND CREDITS

TYBVOOC REM SEMESTER V

Course	Nomenclature	Credits	Topics
RJCUBVOCRE501	Personality Enrichment	6	1. Introduction
			2. Self-Awareness and Self-Motivation
			3. Memory and study skills
			4. Power of positive thinking
			5. Employability Quotient
RJCUBVOCRE502	Real Estate Taxation	6	1. Introduction to Taxation
			2. Introduction to GST
			3. GST rates for Goods -
			4. Concept in Indian GST Model
RJCUBVOCRE503	Facility Management	6	1. Building redevelopment proposal
			2. Organizational set up, functions performed
			3. Authorities and discretionary powers
			4. Policy decisions
RJCUBVOCRE501	Housing Finance	4	1. Essentials of Home Loan
			2. Lenders appraisal procedure
			3. Housing finance in metro cities
			4. Home buying process
RJCUBVOCRE505	Green Building	4	1. Commercial Buildings
			2. Sources of Conventional Energy
			3. Green Buildings
			4. Green Building technologies and services
RJCUBVOCRE506	Organisation Behaviour & HRM	4	1. Organisational Behaviour-I
			2. Organizational Behaviour-II
			3. Human Resource Management-I
			4. Human Resource Management-II

DISTRIBUTION OF TOPICS AND CREDITS

TYBVOOC REM SEMESTER VI

Course	Nomenclature	Credits	Topics
RJCUBVOCRE601	Business Planning & Entrepreneurial Management	6	1. Foundations of Entrepreneurship Development
			2. Types & Classification Of Entrepreneurs
			3. Entrepreneur Project Development & Business Plan
			4. Venture Development
RJCUBVOCRES602	Real Estate Valuation	6	1. General Terms in use for Valuation
			2. Fundamentals of Valuation
			3. Basic approaches of valuation
			4. Characteristics of Land , Construction of Valuation Tables
RJCUBVOCRE603	Research based Project	6	
RJCUBVOCRE604	Modern Architecture and Urban Planning	4	1. History of World Architecture 2. Indian architecture 3. Worlds Modern Architecture 4. Urban planning in India
RJCUBVOCRE605	Smart City	4	1. Smart City 2. Smart Homes 3. Smart Essential Materials Management 4. Institutional Infrastructure
RJCUBVOCRE606	Real estate Development (Special project and schemes)	4	1. Building redevelopment proposal 2. Organizational set up, functions performed 3. Authorities and discretionary powers 4. Policy decisions

SEMESTER V		L	Cr
Paper-I: Personality Enrichment	Paper Code: RJCUBVOCREMS501	60	06
UNIT I		15	
Introduction			
<ul style="list-style-type: none"> ● Definition of Personality ● Determinants of Personality - biological, psychological and socio-cultural factors. ● Misconceptions and clarifications ● Need for personality development 			
UNIT II		15	
Self-Awareness and Self-Motivation			
<ul style="list-style-type: none"> ● Self-analysis through SWOT and Johari window ● Elements of motivation ● Seven rules of motivation ● Techniques and strategies for self-motivation ● Motivation checklist and Goal setting based on principle of SMART ● Self-motivation and life ● Importance of self-esteem and enhancement of self-esteem. 			
UNIT III		15	
Memory and study skills			
<ul style="list-style-type: none"> ● Definition and importance of memory ● Causes of forgetting ● How to forget (thought stopping), how to remember (techniques for improving memory) ● The technique of passing exams-management of examination fear. 			
UNIT IV		10	
Power of positive thinking			
<ul style="list-style-type: none"> ● Nurturing creativity, decision-making and problem solving. ● Thinking power- seven steps for dealing with doubt ● Traits of positive thinkers and high achievers ● Goals and techniques for positive thinking ● Enhancement of concentration through positive thinking ● Practicing a positive life style. 			

UNIT-V	05
Employability Quotient	
<ul style="list-style-type: none"> ● Resume building ● The art of participating in Group Discussion ● Acing the Personal (HR & Technical) ● Interview Frequently Asked Questions – ● Psychometric Analysis - Mock Interview Sessions. 	

TYBVOG	Semester V
RJCUBVOGRE501 Paper I- Personality Enrichment	<u>Learning outcomes:</u> <ul style="list-style-type: none"> ● Describe how a personality develops. ● Define the stages of personality development. Describe basic personality traits. ● Describe how morals are developed. Define personality types ● Describe how personality affects career choices. ● Describe methods for changing your personality. ● Describe personality disorders. <u>Course Outcomes:</u> <ul style="list-style-type: none"> ● The Learner will be able to work on personality changes, and Demonstrate mastery of lesson content at levels of 70% or higher. ● The learner can Jung the theories about development.

SEMESTER V		L	Cr
Paper-II: Real Estate Taxation	Paper Code: RJCUBVOCRE502	60	06
UNIT I		15	
Definitions and Residential Status			
<ul style="list-style-type: none"> Origin of taxation, Purpose of Taxation, Principle of taxation, Indian tax system, Types of taxes Direct- Indirect tax- other tax, Central Excise duty, Service tax, Customs duties, VAT 			
UNIT II		15	
Introduction to GST			
<ul style="list-style-type: none"> Goods and Services, Why GST, Current taxation Vs. GST, Mechanical GST, Features of Ideal GST, Benefits of GST, GST Models, Rationale behind moving towards GST, Important Definitions, Key features of India GST Model 			
UNIT III		15	
GST rates for Goods			
<ul style="list-style-type: none"> 0%, 5%, 12%, 18%, 28% . GST rates for Services - 0%, 5%, 12%, 18%, 28% with full examples. Reference Books – GST Goods & Service tax by LVR Prasad & GJ Kiran Kumar GST Made Easy – CP Arpit Haldia (Taxman Publication) 			
UNIT IV		15	
Concept in Indian GST Model – Taxable event			
<ul style="list-style-type: none"> Concept in Indian GST Model – Taxable event - supply, Time of Supply, Value of supply, place of supply, Input tax credit, GST rates, Threshold Limits, Exemptions, Job work, Invoice debit and credit notes, Composition Levy, Returns, Assessment, Refund, Accounts and records, Accounts and Records, Transitional Provision. 			

TYBVOC (Real Estate Management) Syllabus Semester V & VI

TYBVOC	Semester V
<p data-bbox="204 398 480 432">RJCUBVOCRE502</p> <p data-bbox="204 472 512 539">Paper II – Real Estate Taxation</p>	<p data-bbox="560 398 836 432"><u>Learning outcomes:</u></p> <ul data-bbox="611 465 1374 573" style="list-style-type: none"><li data-bbox="611 465 1374 573">• Students will come to know about the various Taxation in the country. Types of Taxation. GST and how it is practically applied. <p data-bbox="560 611 815 645"><u>Course Outcomes:</u></p> <ul data-bbox="611 678 1337 779" style="list-style-type: none"><li data-bbox="611 678 1337 779">• What is Tax system in India, Types of Taxation, and Benefit of Tax for the country, Old Tax system and New Tax System, GST and its application.

SEMESTER V		L	C r
Paper –III: FACILITY MANAGEMENT	Paper Code: RJCUBVOCRE503	60	06
UNIT I		15	
Definition of Facility Management			
<ul style="list-style-type: none"> Definition of Facility Management, What is Facility Management and scope, Qualification of Facility Manager, International Facility Management companies, Need of Facility Management, Facility Management for India 			
UNIT II		15	
Facility Management In-house and outsourcing			
<ul style="list-style-type: none"> Facility Management In-house and outsourcing, Roles and Responsibility of Facility Manager, Skills required for Facility Manager. 			
UNIT III		15	
Maintenance of the property and Risk Management, Inspection and Risk Analysis			
<ul style="list-style-type: none"> Maintenance of the property and Risk Management, Inspection and Risk Analysis, Major and Minor building Mechanical equipment, Types of equipment and their maintenance, Maintenance sustainability and efficient property, Insurance and Risk Management. 			
UNIT IV		15	
Valuation Methodologies			
<ul style="list-style-type: none"> Types of maintenance – Preventative, Comprehensive and Performance based. Energy Management, Water supply Management, Waste Management, Security, Fire and Safety, Emergency Management Plan. 			

TYBVOC	Semester V
RJCUBVOCRE503 Paper III Facility Management	<u>Learning outcomes:</u> <ul style="list-style-type: none">• Students will learn what and who is Facility Manager, Duty, Roles and Responsibility. Facility Manager should have qualities like Good Communicator, Coordinator, Risk taker, quick thinker etc <u>Course Outcome</u> <ul style="list-style-type: none">• Facility Management is an integral part in Real Estate weather it is Commercial Complex, Malls, Shopping Centre or Office Building. Facility Management is not only to maintain the building but duties beyond that.

SEMESTER V		L	C r
Paper-IV: HOUSING FINANCE	Paper Code: RJCUBVOCRE504	60	04
UNIT I		15	
Essentials of Home Loan			
<ul style="list-style-type: none"> Practice and Procedure Overview of housing finance - housing and economic development – evolution of housing finance in India and leading financiers in the field, Basics of housing finance 			
UNIT II		15	
Lenders Appraisal Procedure			
<ul style="list-style-type: none"> Pre-sanction stage - sanction – documentation insurance – monitoring inspection - credit rating, Other lending schemes - finance to private builders - takeover of loans from other institutions - home loans to NRIs 			
UNIT III		15	
Housing finance in Metro Cities			
<ul style="list-style-type: none"> Local laws and requirements - mortgage advice - development of “home information packs” - quantitative skills - time value of money – interest and annuities - development of calculators such as EMI calculator – Stamp duty calculator - Tax calculator - Capital gain tax calculator - use of excel in complex computing; public, Securitization- mortgage backed schemes, RBI guidelines on Housing Finance, National Housing banks guidelines on Know your Customer - Anti Money Laundering - Project finance Policy - Fair Practices code for HFCs, PMAY. 			
UNIT IV		15	
Home Buying Process			
<ul style="list-style-type: none"> Various participants - buyer, seller, lender, lawyer /solicitor, mortgage advisor, mortgage broker, conveyance, value of property Title of property - defects in title- taking search of property records with government authorities - marketable title 			

TYBVOC	Semester V
RJCUBVOCRE504 Paper IV – Housing Finance	<u>Learning outcomes:</u> <ul style="list-style-type: none">● Housing Finance industry in India. Growth of finance industry with real estate sector.● Gain of knowledge of home loan application, proposal.● Rural housing, urban housing sector● Processing of a home loan <u>Course Outcomes:</u> <ul style="list-style-type: none">● Learners have gained a a practical knowledge of a home loan.● Learners have learned Essentials of housing finance, steps involved in housing finance.● Learners have gained knowledge of amortization schedule, future value of property.● Valuation of property, understanding of clear title of property.● The learners have gained overall process of housing finance with all documentation and systematic approvals

TYBVOG (Real Estate Management) Syllabus Semester V & VI

SEMESTER V		L	C r
Paper V: GREEN BUILDING	Paper Code: RJCUBVOCRE505	60	04
UNIT I		15	
Commercial Buildings			
<ul style="list-style-type: none"> • Offices, Industries, SEZ, CRZ • Retail Real Estate: Merchandising, warehousing, franchising. 			
UNIT II		15	
Sources of Conventional Energy,			
<ul style="list-style-type: none"> • Non-conventional energy, Renewable energy, Non-renewable energy, Biofuel. Biomass, Geothermal, Hydropower, Solar energy, Tidal power, Wind power. 			
UNIT III		15	
Green Buildings			
<ul style="list-style-type: none"> • Carbon dioxide climate change mitigation and the building industry, design strategies and adaptations for a changing climate, Zero carbon buildings Environmental site planning, urban greenery and biodiversity, water and flooding 			
UNIT IV		15	
Green Building technologies and services			
<ul style="list-style-type: none"> • The Internal Environment, space, warmth, light and air. Energy supply and demand. The building fabric, typical mainstream materials, thermal performance. 			

TYBVOOC	Semester V
RJCUBVOOCRE505 Paper V – Green Building	<u>Learning outcomes:</u> <ul style="list-style-type: none">● Conceptual learning of Commercial Buildings Industrial, Residential, commercial sectors of a real estate● To have a knowledge of special economic zone (SEZ), understanding of different business model like franchising, merchandising, warehousing● Gain a knowledge of conventional and non-conventional source of energy● Introduction to green building, understanding the culture of Green Building in India, problem faced by real estate sector● Utilization of Green building technologies <u>Course Outcomes:</u> <ul style="list-style-type: none">● Learners will have the knowledge of Commercial building, will be able understand a business model of franchising, merchandising.● The learners have gained the concept of conventional sources of energy in real estate sector.● Learners can differentiate between a commercial building and a green building.● Can easily understand how to mitigate less carbon emissions.● Learners have gained a knowledge of top 10 green Building in India.

SEMESTER V		L	C r
Paper VI: Organisation Behaviour & HRM	Paper Code: RJCUBVOCRE506	60	04
UNIT I		15	
Organisational Behaviour-I			
<ul style="list-style-type: none"> ● Introduction to Organizational Behaviour-Concept, definitions, Evolution of OB ● Importance of Organizational Behaviour-Cross Cultural Dynamics, Creating Ethical Organizational Culture & Climate ● Individual and Group Behaviour-OB models–Autocratic, Custodial, Supportive, Collegial & SOBC in context with Indian OB ● Human Relations and Organizational Behaviour 			
UNIT II		15	
Organizational Behaviour-II			
<ul style="list-style-type: none"> ● Managing Communication: Conflict management techniques. ● Time management strategies. ● Learning Organization and Organizational Design ● Rewards and Punishments-Termination, layoffs, Attrition, Retrenchment, Separations, Downsizing 			
UNIT III		15	
Human Resource Management-I			
<ul style="list-style-type: none"> ● HRM - Meaning, objectives, scope and functions ● HRP - Definition, objectives, importance, factors affecting HRP, Process of HRP, Strategies of HRM , Global HR Strategies ● HRD - Concept, meaning, objectives, HRD functions 			
UNIT IV		15	
Human Resource Management-II			
<ul style="list-style-type: none"> ● Performance Appraisal: concept, process, methods and problems, KRA'S ● Compensation - concept, components of Pay Structure, Wage and salary administration, Incentives and Employee benefits. ● Career planning-concept of career Planning, Career stages and career planning 			

TYBVOOC (Real Estate Management) Syllabus Semester V & VI

SEMESTER V		L	C r
Paper VI: Organisation Behaviour & HRM	Paper Code: RJCUBVOCRE506	60	04
UNIT I		15	
Organisational Behaviour-I			
<ul style="list-style-type: none"> ● Introduction to Organizational Behaviour-Concept, definitions, Evolution of OB ● Importance of Organizational Behaviour-Cross Cultural Dynamics, Creating Ethical Organizational Culture& Climate ● Individual and Group Behaviour-OB models–Autocratic, Custodial, Supportive, Collegial & SOBC in context with Indian OB ● Human Relations and Organizational Behaviour 			
UNIT II		15	
Organizational Behaviour-II			
<ul style="list-style-type: none"> ● Managing Communication: Conflict management techniques. ● Time management strategies. ● Learning Organization and Organizational Design ● Rewards and Punishments-Termination, layoffs, Attrition, Retrenchment, Separations, Downsizing 			
UNIT III		15	
Human Resource Management-I			
<ul style="list-style-type: none"> ● HRM - Meaning, objectives, scope and functions ● HRP - Definition, objectives, importance, factors affecting HRP, Process of HRP, Strategies of HRM, Global HR Strategies ● HRD - Concept, meaning, objectives, HRD functions 			
UNIT IV		15	
Human Resource Management-II			
<ul style="list-style-type: none"> ● Performance Appraisal: concept, process, methods and problems, KRA'S ● Compensation - concept, components of Pay Structure, Wage and salary administration, Incentives and Employee benefits. ● Career planning-concept of career Planning, Career stages and career planning 			

TYBVOOC	Semester V
<p data-bbox="204 591 480 622">RJCUBVOOCRE506</p> <p data-bbox="204 663 568 763">Paper VI – Organizational Behaviour & HRM</p>	<p data-bbox="598 591 884 622"><u>Learning Outcomes:</u></p> <ul data-bbox="651 701 1374 999" style="list-style-type: none"><li data-bbox="651 701 1374 797">● The objective of this course is to familiarize the student with the fundamental aspects of various issues associated with Human Resource Management as a whole.<li data-bbox="651 801 1374 898">● The course aims to give a comprehensive overview of Organization Behaviour as a separate area of management.<li data-bbox="651 902 1374 999">● To introduce the basic concepts, functions and processes & create an awareness of the role, functions and functioning of Human Resource Management & OB. <p data-bbox="598 1066 842 1097"><u>Course Outcome:</u></p> <ul data-bbox="651 1178 1362 1476" style="list-style-type: none"><li data-bbox="651 1178 1362 1274">● Learners will get an insight on the various aspects of human behaviour and an understanding of implementing the strategies for the best utilization of the same.<li data-bbox="651 1279 1362 1406">● Learners will learn the different functions of human resource management and an in-depth understanding of the implementation of these functions in the actual organisational environment.<li data-bbox="651 1411 1362 1476">● They will be honed with the practical aspects of HR functionalities through solving cases.

SEMESTER VI – TYBVOOC REM

SEMESTER VI		L	C r
Paper –I: Business Planning & Entrepreneurial Management	Paper Code: RJCUBVOCRE601	60	06

UNIT I	15
Foundations of Entrepreneurship Development	
<ul style="list-style-type: none"> ● Foundations of Entrepreneurship Development: Concept and Need of Entrepreneurship Development. Definition of Entrepreneur, Entrepreneurship, Importance and significance of growth of entrepreneurial activities Characteristics and qualities of entrepreneur. ● Theories of Entrepreneurship: Innovation Theory by Schumpeter & Imitating Theory of High Achievement by McClelland X-Efficiency Theory by Leibenstein. Theory of Profit by Knight. Theory of Social change by Everett Hagen. ● External Influences on Entrepreneurship Development: Socio-Cultural, Political, Economic, Personal. Role of Entrepreneurial culture in Entrepreneurship Development. 	
UNIT II	15
Types & Classification Of Entrepreneurs	
<ul style="list-style-type: none"> ● Intrapreneur – Concept and Development of Intrapreneurship ● Women Entrepreneur – concept, development and problems faced by Women Entrepreneurs, Development of Women Entrepreneurs with reference to Self Help Group ● Social entrepreneurship–concept, development of Social entrepreneurship in India. Importance and Social responsibility of NGO's. ● Entrepreneurial development Program (EDP) – concept, factor influencing EDP. Option available to Entrepreneur. (Ancillarisation, BPO, Franchise, M&A) 	
UNIT III	15
Entrepreneur Project Development & Business Plan	

TYBVOC (Real Estate Management) Syllabus Semester V & VI

<ul style="list-style-type: none"> • Innovation, Invention, Creativity, Business Idea, Opportunities through change. • Idea generation– Sources-Development of product /idea, • Environmental scanning and SWOT analysis • Creating Entrepreneurial Venture-Entrepreneurship Development Cycle • Business Planning Process-The business plan as an Entrepreneurial tool, scope and value of Business plan. • Elements of Business Plan, Objectives, Market and Feasibility Analysis, Marketing, Finance, Organization & Management, Ownership, • Critical Risk Contingencies of the proposal, Scheduling and milestones. 	
UNIT IV	15
Venture Development	
<ul style="list-style-type: none"> • Steps involved in starting of Venture • Institutional support to an Entrepreneur • Venture funding, requirements of Capital (Fixed and working) Sources of finance, problem of Venture set-up and prospects • Marketing: Methods, Channel of Marketing, Marketing Institutions and Assistance. • New trends in entrepreneurship. 	

TYBVOC	Semester VI
<p>RJCUBVOCRE602</p> <p>Paper II – Business Planning & Entrepreneurial Management</p>	<p><u>Learning outcomes:</u></p> <ul style="list-style-type: none"> • Entrepreneurship is one of the major focus areas of the discipline of Management. This course introduces Entrepreneurship to budding managers. • • To develop entrepreneurs & to prepare students to take the responsibility of full line of management function of a company with special reference to SME sector. <p><u>Course Outcome:</u></p> <ul style="list-style-type: none"> • Learner will inculcate the basic understanding of entrepreneurial aspects with respect to the qualities, and different types of entrepreneurs.

SEMESTER VI		L	Cr
Paper –II: REAL ESTATE VALUATION	Paper Code: RJCUBVOCRE602	60	06
UNIT I		15	
General Terms in use for Valuation			
<ul style="list-style-type: none"> Purpose, Value and Valuation, Valuer, Qualification for valuers, Categories of valuers, Duties of valuers, Purpose of Valuation, Valuation Report. 			
UNIT II		15	
Fundamentals of Valuation			
<ul style="list-style-type: none"> Valuation: Art or Science, Concept of Ownership – Value- Property, Essential elements of value, Types of Property, Details of rights in the property, types of factors affecting value of the property, cost-price-value, principle of guesstimate, market value defined, uncertainty in value estimates, type of values, value in use/ value in exchange. 			
UNIT III		15	
Basic approaches of valuation			
<ul style="list-style-type: none"> Classification of property on marketability, three basic approach of valuation, common sense approach to valuations, method under income approach, method under market approach, types of ownership of property, types of possession, types of occupancy of property. 			
UNIT IV		15	
Characteristics of Land, Construction of Valuation Tables			
<ul style="list-style-type: none"> Simple interest amount working, compound interest amount working, Present value of Rupee receivable in future, Annual sinking fund working, present value of future income and other calculations. 			

TYBVOOC	Semester VI
RJCUBVOCRE602	<u>Learning outcomes:</u>
Paper II – Real Estate Valuation	<ul style="list-style-type: none"> Conceptual learning of valuation of an immovable asset Acknowledge valuation as an important part of property To valuer plays a vital role in purpose of valuation To gain a knowledge of valuer, utilization of valuer

TYBVO (Real Estate Management) Syllabus Semester V & VI

	<p>in real estate sector</p> <ul style="list-style-type: none">• Valuation of a property gives credentials to gain your asset <p><u>Course Outcomes:</u></p> <ul style="list-style-type: none">• Learners will gain a knowledge of valuation of property• Learners can estimate Valuation brings the good possible returns in a property.• Learners can recognize a need for valuation through valuation report.
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TYBVOOC (Real Estate Management) Syllabus Semester V & VI

SEMESTER VI		L	C r
Paper -IV: Modern Architecture and Urban Planning	Paper Code: RJCUBVOOCRE604	60	04
UNIT I		15	
History of World Architecture			
<ul style="list-style-type: none"> Neolithic architecture, Ancient Mesopotamia, Ancient Egyptian architecture, Greek architecture, Roman architecture, Byzantine architecture, Persian architecture, Islamic architecture, African architecture, Asian architecture. 			
UNIT II		15	
Indian architecture			
<ul style="list-style-type: none"> Indus Valley, MahaJanapada period, Early common Era – Indo-Islamic architecture, Maratha architecture, Sikh architecture, Temple architecture, Mogal architecture, Temple architecture, Rock architecture. 			
UNIT III		15	
Worlds Modern Architecture			
<ul style="list-style-type: none"> India's modern architecture, Some famous Architect 			
UNIT IV		15	
Urban planning in India			
<ul style="list-style-type: none"> Growth rates of cities, urbanization, town planning, Smart cities, Affordable housings, Urbanization limitations. 			

TYBVOOC	Semester VI
RJCUBVOOCRE604	<u>Learning outcomes:</u>
Paper IV – Modern Architecture and Urban Planning	<ul style="list-style-type: none"> As Architect plays very important role in Real Estate. Students will come to know who is Architect and why it places important role in Real Estate from Ancient times to Modern Times.
	<u>Course Outcome:</u>
	<ul style="list-style-type: none"> What is Architecture History of Architecture Duty, Roles and Responsibility of Architect World Architecture Indian Architecture

SEMESTER VI		L	Cr
Paper –V SMART CITY	Paper Code: RJCUBVOCRE605	60	04
UNIT I		15	
Smart City			
<ul style="list-style-type: none"> Smart City – What is Smart City, Need for a Greenfield Smart City, potential Infrastructure. Blueprint of Smart City – Ward plan, Characteristics. Smart Mobility – Roads, Vehicles, Public Transportation, Smart Electricity supply 			
UNIT II		15	
Smart Homes			
<ul style="list-style-type: none"> Smart Homes – Green Building. Smart water management system, Smart Sanitation –Onsite sewage treatment. Smart solid waste Management – Municipal Wet Waste Disposal 			
UNIT III		15	
Smart Essential Materials Management			
<ul style="list-style-type: none"> Smart Essential Materials Management – Vegetable, milk and eggs. Smart Industry – Nature of industry, Zero pollution, Support for industry. Zero Pollution – Zero water pollution, Zero Air Pollution. Smart Infrastructure. Smart Education – Child Health and Vaccination , Urban Diseases, Medicines, Preventive Control, Spots, Standard of living, Animal health 			
UNIT IV		15	
Institutional Infrastructure			
<ul style="list-style-type: none"> Institutional Infrastructure – E-delivery of service, administrative efficiency and effectiveness, Public participation, Local Area planning, Outcome budgeting, Industries participation, Transparency and Accountability, Smart Surveillance and Security. Smart City Investment and Economics – Land, Power, Water, Highways and Roads, Rail connection. Unique Social Identity. 			

TYBVOC (Real Estate Management) Syllabus Semester V & VI

TYBVOC	Semester VI
RJCUBVOCRE604 Paper IV – Smart City	<p><u>Learning outcomes:</u> Students will learn the concept of Smart City. Need of Smart City in India as a Global Upcoming Business Hub.</p> <p><u>Course Outcome:</u> Student will understand The Blueprint of Smart City,</p> <ul style="list-style-type: none">Smart MobilitySmart Electricity SupplySmart HousingSmart Water ManagementSmart Waste ManagementSmart SanitationSmart IndustrySmart Infrastructure

TYBVOOC (Real Estate Management) Syllabus Semester V & VI

SEMESTER VI		L	C r
Paper –VI Real Estate Development (Special Project and Schemes)	Paper Code: RJCUBVOCRE606	60	04
UNIT I		15	
Building Redevelopment Proposal			
<ul style="list-style-type: none"> Slum rehabilitation and development schemes 			
UNIT II		15	
Organizational Set Up & Functions Performed			
<ul style="list-style-type: none"> General procedure for development permission 			
UNIT III		15	
Authorities and Discretionary Powers			
<ul style="list-style-type: none"> Authorities and discretionary powers, duties of staff 			
UNIT IV		15	
Policy decisions			
<ul style="list-style-type: none"> Policy decisions. Documents from owner, architect/surveyor, permissions by corporation 			

TYBVOOC	Semester VI
RJCUBVOCRE606 Paper VI Real estate Development (Special project and Schemes)	<u>Learning outcomes:</u> <ul style="list-style-type: none"> Conceptual learning of redevelopment, SEZ (special economic zone) Understanding SRA concepts, in practical projects Understandings the TDR concepts in details Organization structure in Real estate sector Development of property <u>Course Outcome:</u> <ul style="list-style-type: none"> Learners have gained a knowledge of redevelopment of building Learners have a knowledge of administrative department of government department Learners have gained to prepare a report on SRA. Overall development of infrastructure in city enables in growth of economy and employment.

SCHEME OF EXAMINATIONS

1. Two Internal Assessment examinations of 20 marks each. Duration 30min for each. Internal Assessments could be either of the following depending on the nature of the course: Written Exam/ Group Project/ Individual Project/ Book Review/ Class Test/ Case Study/ Presentation Power point/ Audio – Visual presentation/ Oral Presentation.
2. One External (Semester End Examination) of 60 marks. Duration 2 hours.
3. Minimum marks for passing Semester End Theory Exam is 40 %.
4. Student must appear at least one of the two Internal Tests to be eligible for the Semester End Examination.
5. For any KT examinations, there shall be ODD-ODD/EVEN-EVEN pattern followed.
6. HOD's decision, in consultation with the Principal, shall remain final and abiding to all.

REFERENCE BOOKS AND READING MATERIAL

SEMESTER V

Personality Enrichment

- Mile, D.J (2004). Power of positive thinking. Delhi: Rohan Book Company.
- Pravesh Kumar (2005). All about self- Motivation. New Delhi: Goodwill Publishing House.
- Dudley, G.A. (2004). Double your learning power. Delhi: Konark Press. Thomas Publishing Group Ltd.
- Lorayne, H. (2004). How to develop a super power memory. Delhi: Konark Press. Thomas Publishing Group Ltd.

TYBVOOC (Real Estate Management) Syllabus Semester V & VI

- Hurlock, E.B (2006). Personality Development, 28th Reprint. New Delhi: Tata McGraw Hill.

International Finance

- P G Apte, International Financial Management, 5th Edition, The McGraw Hill
- Cheol . S. Eun& Bruce G. Resnick, International Finance Management
- Maurice D. Levi, International Finance – Special Indian Edition
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- Bhavesh.M.Patel, Project Management – Strategic Financial Planning , Evaluation & Control

Direct Taxation

- Income Tax Act- Bare act
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SEMESTER VI

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- Prasanna Chandra, Security Analysis & Portfolio Management
- Sudhindhra Bhatt, Security Analysis and Portfolio Management.

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- Entrepreneurial Development - S.S. Khanna
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- Entrepreneur Vs Entrepreneurship- Human

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- McGraw Hill New York. Pistolese Clifford Using Technical Analysis Vision Books

Venture Capital & Private Equity

- The Masters of Private Equity and Venture Capital: Robert Finkel:
- McGraw-Hill Education Guide to Private Equity
- CA NehaBhuvania: Taxmann Venture Capital, Private Equity, and the Financing of Entrepreneurship: Josh Lerner Ann Leamon, FeldaHardymon:
- Wiley The Business of Venture Capital: MahendraRansinghani:
- Wiley Finance Venture Capital Financing in India: J C Verma :Response Books

Note: In some subjects reference books are not written because professors are allowed to give to students their notes and refer websites at their discretion.

TYBVO (Real Estate Management) Syllabus Semester V & VI