

**AFFILIATED INSTITUTIONS
ANNA UNIVERSITY, CHENNAI
M.ARCH. (REAL ESTATE DEVELOPMENT)
R-2013**

INTERNSHIP - 4 WEEKS DURING SUMMER VACATION

SEMESTER III

SL. NO.	COURSE CODE	COURSE TITLE	L	T	P/S	C
THEORY						
13.	RE7301	Turnkey Approach To Corporate Commercial and Residential Development	3	0	0	3
14.	RE7302	Construction Project Management	3	0	0	3
15.	RE7303	Contract Law and Regulation	3	0	0	3
16.	RE7304	Project Formulation and Appraisal	3	0	0	3
STUDIO						
18.	RE7311	Dissertation	0	0	6	3
19.	RE7312	Project – III (Specialized Activities SPV – Infra structure / SEZ)	0	0	12	6
TOTAL			12	0	18	21

RE7301

**TURNKEY APPROACH TO CORPORATE COMMERCIAL AND
RESIDENTIAL DEVELOPMENT**

**L T P/S C
3 0 0 3**

AIM:

To create a platform for encoring qualified professionals to take up Turkey developments.

OBJECTIVES:

- To acquire additional skills from being a mere designer to negotiator and a person capable of conflict resolutions.
- Adequately equipped to manage properties and provide advice on strategic planning of real estate investment.
- To get know about the leverage the real estate could provide in the overall development process.

UNIT I

9

Real Estate Marketing & Negotiation – Fundamentals of Real Estate Marketing & Negotiation – concepts - Principles & Practices in marketing & testing of various types of real estate developments. Nature of real estate conflicts – disputes - negotiation theory - principles - skills - Practice & application of negotiation skills.

UNIT II

8

Real Estate Management – Basic concepts and fundamental principles of property & facility management – tenure arrangements – Relevant Legislations – Ownership – Management of different types of Property developments

UNIT III

10

Real Estate Practice & Ethics – Exploring common business forms – development of real estate practices – legal - ethical duties of a real estate professional – strategic planning – marketing professional services – professional liability – ethical theory – ethical issues in real estate business – expert witness in court testimonies.

UNIT IV

10

Real Estate Investment – Skills to analyse a real estate investment problem – real estate investment objectives – leasing structure – property income analysis – characteristics of real estate returns and risks – financial leverage – after tax returns – diversification – equity versus debt investment – analysis of real estate asset – portfolio performance – real estate equity investment strategies.

UNIT V

8

Turnkey Approach – System - contractual actions – testing - training – logistical - operational support – procurement process – management contract –licensing

TOTAL: 45 PERIODS

TEXT BOOKS

1. David M Geltener - Commercial Real estate Analysis & Investments (2000), South western Educational Publication.
2. CT. Walker, “Privatised infrastructure: The Build, Operate, Transfer approach”, (1995), Thomas Telford, Publishing, Westminster, London..

REFERENCES

1. JW Rully, “The language of Real estate, “, (2000), Dearborn Real estate education, Chicago.
2. Mathew S Chan, Real estate partnership & alliance, Ascend beyond Publishing, Columbus, USA.
3. Robert Alan Corporate Real estate Development (1976), Rovwan & Littlefield Publication.

RE7302

CONSTRUCTION PROJECT MANAGEMENT

L T P/S C
3 0 0 3

AIM:

To be capable of appreciating the construction related issues that are to be kept in mind while in the business of real estate.

OBJECTIVES:

- Knowledgeable enough to advise clients on selection of professional services.
- Operationalising the design and construction through scheduling the construction activity.
- Be clear about cost control methods and their implication in reality market.

UNIT I

9

The Owner's Perspective – Introduction – project life cycle – major types of construction – selection of professional services – construction contractors – functioning of constructed facilities - legal and regulatory requirements – the changing environment of the construction industry – the role of project managers

UNIT II

9

Organising for Project Management – What is project management – trends in modern management – Strategic planning and project programming – Effects of project risks on organization – organisation of project participants – traditional designer – constructor sequence - professional construction management – Owner – builder – operation – turnkey operation – leadership and motivation for the project team – Interpersonal behaviour in project organisation – perceptions of owners and contractors

UNIT III

9

The design and construction process – design and construction as an integrated system – innovation and technological feasibility – design methodology – functional design – physical structure – geotechnical engineering – investigation – construction site environment – value engineering – construction planning – Industrialized construction and Prefabrication – Computer aided engineering.

UNIT IV

9

Labour, Material and Equipment Utilization – Historical perspective – Labour production – factors affecting job site – Productivity – Labour relations in construction – Problems in collective bargaining – Materials management – Materials procurement and delivery Inventory control – Tradeoffs of cost in material management – Construction Equipment – Choice of Equipment – Standard production rates – Construction Processes – Queues and Resource Bottlenecks.

UNIT V

9

Cost Estimation – Costs associated with construction facilities – Approaches to cost estimation – Type of construction – Cost estimates – Effect of scale on construction cost – Unit cost – Method of Estimation – Methods for allocation of Joint costs – Historical cost data – Cost indices – Applications of Cost Indices to estimating – Estimate based on Engineers List of Quantities – Allocation of Construction costs over time – Computer aided Cost estimation - Estimation of Operating costs.

TOTAL: 45 PERIODS

TEXT BOOKS:

1. Frank Haris, Modern Construction Management (1988), Vlackwell Publications, U.K.
2. Richard H Clough Construction Project Management (2000), John Wiley & Sons, U.S

REFERENCES

1. Denny Mc George & Angela Palmer, "Construction Management", (2002), 2nd ed. Blackwell science, Oxford.
2. P.K. Joy Construction Management (2005) Macmillan, New Delhi.
3. B. Sengupta & H Guha Construction management and Planning (1995), Mc Graw Hill publishing company ltd, New Delhi.

RE7303

CONTRACT LAW AND REGULATION

L T P/S C
3 0 0 3

AIM

To develop understanding and skills to provide advise to the client in this area.

OBJECTIVE

- Construction contracts, bidding evaluation.
- Legal requirements of land and its development.
- Adequately informed to overcome labour related issues.

UNIT I

9

Construction Contracts – Indian Contracts Act – Elements of Contracts – Types of Contracts – Features – Suitability – Design of Contract Documents- International Contract document - Standard Contract Document – Law of Torts.

UNIT II

9

Tenders – Prequalification – Bidding – Accepting – Evaluation of Tender Form – Technical – Contractual – Commercial points of View – Contract Formation and Interpretation – Potential Contractual Problems – World Bank Procedures and Guidelines

UNIT III

9

Arbitration – Comparison of actions and laws – Agreements – Subject Matter - Violations – Appointment of Arbitrators - Conditions of Arbitration – Powers and Duties of Arbitrator – Rules of Evidence – Endorsement of Award – Costs.

UNIT IV

9

Legal Requirements – Insurance and Bonding – Laws governing sale- Purchases and use of Urban and Rural land – Land revenue codes- Tax Laws – Income tax – Sales tax – Excise and customs duties and their influence on construction –costs – Legal Requirements of Planning – Property Law – Agency Law – Local Government laws for Approval – Statutory Regulations

UNIT V

9

Labour Regulations – Social Security – Welfare Legislation – Laws relating to wages – Bonus and Industrial disputes – Labour Administration – Insurance and safety Regulations – Workmen's Compensation Act – Other Labour Laws.

TOTAL: 45 PERIODS

TEXT BOOKS

1. Barlow Burke, "Law of R.E brokers", 1992, Aspen Publications.
2. James Karp, RE law, 2003, Dearborn Real estate education.

REFERENCES

1. Catherine Ellioth, Contract Law (2003) Longmen Publications.
2. Richard Willmot Constructions Contracts – Law & Practice (2006), Oxford University Press, U.S.A.
3. Daniel F Hinkel, "Practical R Elano", 2003, Thomas Delimar Learning.

RE7304

PROJECT FORMULATION AND APPRAISAL

L T P/S C
3 0 0 3

AIM

Confidence building for making the projects saleable, ultimately.

OBJECTIVES

- To prepare projects based on realizable cost and targets within the stipulated time.
- To develop skills for the smooth implementation.
- To be capable of appraising the project proposals from the financial cost and benefit angles of the concerned company / organisation.

UNIT I

9

Project Formulation / Planning – Methodology for project identification & formulation, detailed project report, feasibility studies, techniques of financial appraisal, payback period, IRR, DCF, NPV, CBR, financial cost – benefit analysis – economic cost benefit analysis.

UNIT II

6

Pre – Implementation Planning Phase – Work breakdown structure – network analysis – CPM, PERT, resource leveling and allocation, time – cost trade –off aspects.

UNIT III

9

Introduction to project management – Importance of project management – reasons for shortfall in performances – scientific management – life cycle of a project.

UNIT IV

12

Project Management – Planning & Control, Human Aspects – Development of project networking-critical path, PERT & CPM, Project organization, contracting, Procurement and recruitment Budget,, Fund flow statement, stabilization & finish. Organisation of project , matrix organization, task forces, project teams, monitor & control of project, Project management strategies, tools & techniques, Classical persuasive & non- persuasive techniques. New techniques of management by Objectives (MBO). Integrated reporting system, flow diagrams, bar charts, milestone charts, CPM & PERT.LOB... Techniques of monitoring of development works – standard oriented cost control, turn key system, vertical production method, inventory cost control techniques & unified status, index techniques. Project monitoring – Management Information Systems, Environmental care, Safety.

UNIT V

9

Project Appraisal Techniques –Technical, Financial, Organisational criteria. Appraisal Criteria (NPV/B/C. Ratio / I.R.R – Financial Analysis –Capital Costs, Financial plans, Operation costs, Projections of costs & revenues, Financial Viability, Debt servicing, Tariff & Revenues, Income & Expenditure Statements, Project balance sheets, Rate of returns. Special Cost benefit Analysis – Rationale for SCBA, UNIDO Approach.

TOTAL: 45 PERIODS

TEXT BOOKS

1. GE Greer, "Investment analysis for R E decision", (2003), Dearborn R E education.
2. K.Lyons, Impact assessment & project appraisal, (2001), Beach tree publishing, England.

REFERENCES

1. UNIDO (1972) "Guidelines for project evaluation", UN, New York.
2. N. Imboden, A Management appraisal to Project Appraisal & Evaluation (1978), Development centre, Paris.
3. Punekar S.D, Aspects of evaluation & Project Appraisal, Popular Prakashan Pvt. Ltd.

RE7311**DISSERTATION****L T P/S C**
0 0 6 3

The dissertation provides scope for independent study opportunity to explore specific areas of interest pertaining to Real Estate Development. The scholar shall select a topic of his / her choice with the approval of the HOD and write a comprehensive discourse.

TOTAL: 90 PERIODS**RE7312****PROJECT – III (SPECIALIZED ACTIVITIES
SPV – INFRA STRUCTURE / SEZ)****L T P/S C**
0 0 12 6

A project on specialized activities, SPV (Special Purpose Vehicle) – Infrastructure and the Special Economic Zone (SEZ) is to be undertaken

TOTAL: 180 PERIODS