

Syllabus

FIRST YEAR, SEMESTER – I

C.1.1. Planning Theory

Module I: Definitions, Rationales and Foundations of Planning

Various definitions of town and country planning; Goals and objectives of planning; Components of planning; Benefits of planning; Arguments for and against planning; Lamps of Planning; Defining what counts as planning knowledge: various sources of planning knowledge, various forms of planning knowledge; Reasoning and its various forms in planning.

Module II: Theories of Urbanization and Theories of City Development

Theories of urbanization including Concentric Zone Theory; Sector Theory; and the Multiple Nuclei Theory; Land Use and Land Value Theory of William Alonso.

Compact city approach: concept, advantages and limitations; Forms of cities in developing world, Forms of cities in the developed world; Forms of cities in the former and present socialist countries

Module III: Scientific Rationalism, Advocacy Planning, and Equity Planning Theory

Defining instrumental rationality; Systems view of planning with a focus on contributions of J.B. McLoughlin and others; Chief characteristics of Comprehensive Rational Planning Model and implications for planning practice; Historical background and purposes of Advocacy Planning Model; Main features of Advocacy Planning Model; Relevance for planning practice; Equity and its various definitions; Major components of the Equity Planning Model; Implications on the role of planners in planning practice

Module IV: Political Economy Theory, and Collaborative Planning Theory

Defining the term political economy; Role of the state in planning; Contributions of David Harvey and Manuel Castells; Richard Foglesong and the property contradiction; Spatial Fix. Various components of Collaborative Planning Model with focus on the contributions of Patsy Healey and JudithInnes; Deliberative policy analysis; Role of trust in planning;

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C.1.2. Planning Techniques

Module I: Basics of Planning Techniques

Planning practice in India, an overview. **Methods of identifying urban and regional problems, setting of goals, objectives and priorities.** Performance standards, spatial standards and standards for utilities.

Module II: Classification Techniques

Classification of regions, regionalization and delineation techniques for various types of regions. **Cluster and factor analysis methods.**

Module III: Analysis Techniques

Analysis for understanding structure of urban areas; land value and density patterns, locational dimensions of population groups. **Forces of concentration and dispersal.** Social Area Analysis, **Strategic choice approach** and technique of interconnected decision area analysis. Introduction to (i) Techniques of system simulation; Grain Lowry model (ii) **Linear programming** (Hi) **Threshold analysis.** **Preparation of urban and regional development plans-various approaches;** comprehensive planning, **System approach to planning,** Case studies identifying use of techniques.

Module IV: Advanced Techniques

Aerial photography - Basic principles and techniques of photogrammetry, photo interpretation and **remote sensing.** Collection of data by photo-interpretation and remote sensing techniques, analysis, interpretation of this data and compilation of interpreted data for thematic maps. Specific applications in urban and regional planning, traffic and transportation planning, housing, urban design, and landscape analysis.

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C.1.3. Housing and Habitat Planning

Module I: Basic Concepts and Definitions

Definition of terms related to housing, housing as a basic need, Housing as an integral component of comprehensive urban and regional development, Housing form as shaped by physical, technological, socioeconomic, demographic and political factors, Housing situation in India in quantitative and qualitative terms, Housing statistics.

Module II: Socio-Economic Perspectives in Housing

Role of housing in social and economic development. Housing as an index of social welfare. Housing in relation to stages of development particularly as related to developing economies, Micro and Macroeconomic views of the housing sector, supply-demand issues, Obstacles to provision of housing in India and emerging issues and priorities in urban and rural housing, cultural and heritage dimensions, Housing and family life, Principles of community Organization, residential satisfaction, Community participation.

Module III: Urban and Rural Housing Policies and Programmes

Basic considerations for the formulation of viable housing policy and programmes in consonance with availability of resources and feasibilities of implementation and management, Housing policy optional in developing countries, Housing programmes in Five Year Plans of India, Social housing programmes, recent policy and programme initiatives of the Government of India viz. JNNURM and RAY, various state government housing programmes. Urban poverty, Problems of slums and squatting, illegal land subdivisions, approaches to tackle the problems of unorganized housing, housing programmes for slum improvement / upgradation / redevelopment, site and services approach, shelter associated problems of footpath dwellers, environmental issues.

Module IV: Housing Supply and Habitat Planning

Public housing agencies in India at National, state and local level, their organization and functions, Role of private sector and PPP, Cooperative housing, Housing for central and state government employees, institutional housing providers, The concept of housing standards, issues involved in formulation of standards, various formal and informal systems of financing housing supply in India, emerging issues of habitat planning.

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C.1.4. Urban Sociology and Economics of Planning

Module I: Man and Environment Relationship

Man and Environment relationship. Traditional patterns and trends of change in Indian society, concept of social structure, culture and social institutions. Relation between social structure and spatial structure. Social aspects of housing. Social problems of slums.

Module II: Economic Resource

Economic resource, Typology of goods, production economics, process, laws, product and costs. Economies of scale, external economies, valuation, typology of markets, land and real estate market, macro-economic concepts.

Module III: Economic Analysis

Basic economic analysis, economic principles and land use, economic rent, land use pattern and land values.

Module IV:

Development of land and real property, financial balance sheet of land development. Land and real property markets: private ownership and social control over land.

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E.1.1. History of Human Settlements

Module I: Ancient Civilizations

Mesopotamian Civilization; Egyptian Civilization; Indus valley Civilization; Greek Civilization; Roman Civilization; Chinese Civilization; Contemporary Developments in India; Samrat Ashok, Gupta Period, Maurya Period, Chanakya Arthshastra, Mansara Vastushastra; American Civilization.

Module II: Medieval Period: 500-1500 A.D.

Medieval Towns, Squares and Plazas, Neo Classic Period, Renaissance Period, Baroque Cities, Renaissance Period in India, City Planning in India, Jaipur, Fatehpur Sikri, and other examples of town planning.

Module III: Industrial Revolution: 18th Century onwards

Industrialization in west, Technology development, Characteristics of Industrial Towns, Great Britain in 18th and 19th century, Growth of America, City Beautiful Movement.

Module IV: New Towns Concepts in 20th Century

New Town Concepts - Linear Cities, Industrial City, The Radiant City, Radburn - Town of Motor Age, Broad Acres, CIAM, ASCORAL, Neighborhood Concept, Garden City Concept, Patrick Geddes, Lewis Mumford, Le Corbusier, Town Planning in 19th and 20th Century in India, Land use, Zoning Regulations, Building Bye Laws, Town Planning in Post-Independence period, New Towns in India.

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E.1.2. Village Planning and Rural Development

Module I: Rural and Urban development and relation

Relevance of rural area for urban development, mutual dependence between urban and rural areas, between industry and agriculture. Characteristics of symbiotic development and the pattern of urban development in India in this context, Ecological and environmental considerations in rural development and village planning, Rural energy issues, renewable and alternative sources of energy

Module II: Levels of living of rural people

Levels of living of rural people-trends of development differentials in level of development between various regions within India and different socio economic group National planning and rural development. Concepts of planning for rural settlement. Regional development and urban rural partnership, related inputs and infrastructure development.

Module III: Agriculture and rural development

Agricultural development, allied activities and patterns of rural linkages, communication and marketing facilities, community development, institutions and delivery of social services.

Module IV: Classification of rural settlement

Rural settlements, typology, structure, spatial significance in metro-regions and interior areas. Planning principles or villages and community norms. Rural reconstruction. Basic needs and rural sanitation, water supply, hygiene and drainage, technology transfer and options. Area, district and block level development planning and implementation, public participation in rural development process, role of voluntary Organization.

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E.1.3. Land and Real Estate Management

Module – I:

Introduction to real estate, definition, types of real estate, principles of real estate, value concepts, methods of valuation, introduction to real property ownership, leasing, property succession. The status of land and property ownership in the Constitution of India, types of land, ownership and various tenure options of land, peculiar nature of property markets. Factors affecting supply and demand for property.

Module – II:

Methods of sale/ purchase, title search, real estate investment analysis and portfolio management, foreign direct investment (FDI), role of NRIs and PIOs in the property investment market, marketing and brokerage, introduction to various laws related to real estate.

Module – III:

Techniques of land assembly, development and disposal, financing of land and property development, land pooling/land readjustment, TP Schemes, Public Private Partnerships (PPP), role of the government, para-statal agencies and private sector in land and real estate management.

Module – IV:

Various policies and regulations for land, township policies of different state governments, international and domestic case studies, institutional, political and socio-economic concerns. Real estate project formulation, real estate development process, asset management, property insurance, taxation and fiscal incentives, industry organization, public-private partnerships and JV'S for corporate real estate development, rating, risk assessment.

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E.1.4. Ecology and Environment Planning

Module I: Evolution of Ecology

Evolution of Ecology, Man and ecosphere, Components of nature and some basic concepts, process of ecology, flow of material, water, energy, invasion, succession, predation, regulatory forces, adoption, trophic levels, food chains, food web, ecological pyramids.

Module II: Ecosystem and Urban Ecosystem

Eco-system and their relevance to environment, resources and human settlements. Modifications in natural environment, causes and consequences.

Impact of advanced agriculture-methods, urbanization and industrialization on nature. Pollution, types, sources, remedies. Urban ecosystem approach, evolution and significance.

Module III: Quantitative Ecology

Introduction to quantitative ecology, Identification of ecological parameters for planning at different levels, Site planning, Settlement planning, Regional planning. Data needs, formats for data collection Types of analysis required to evolve ecological parameters. Environmental impact assessment. Methods and their appraisal. Ecological awareness in India, traditional indigenous methods, contemporary trends. Endowments and resources, definition and classification according to different criteria, endues, renewable, non-renewable etc. Space bound and flow resources, preparation and analysis of resource inventories and resource matrices.

Module IV: Resource Planning and Management:

Finiteness of resources, examples of transfer from one resource to another in history in different parts of world. Development, utilization and conservation of resources, resource planning, integrated resource planning approach. Resource regions, their problems and potentials. Resource management, traditional and contemporary approaches. Resource development in India, some selected areas (energy, water, manpower, etc.)

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C.1.5. Planning Portfolio – I: Local Level or Sub-City Level Planning

Planning Portfolio – I will focus on planning of an area based on site analysis, application of development controls, and preparation of a site plan. For the preparation of a site plan, existing site will be examined based on a stipulated set of factors before a preliminary layout is prepared after the application of development controls. The final submission should include a concept plan, land use plan, sub-division plan, circulation plan, basic infrastructure plan, and a written report including all drawings. Submission of drawings, presentation sheets (A-1) and written report (A-3) is required to be submitted for examination.