

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Year of introduction:	2026

Teaching & Examination Scheme of Master of Planning (*M.Plan*) Semester – III

Sr. No.	Course Code	Course Title	Teaching Scheme				Examination Scheme			
			L	T	P	C	Duration (Hours)	Comp. Weightage		
							SEE	CE	LPW	SEE
1		Planning Studio-III	0	0	12	6	-	0.5	0.5	-
2		Introduction to Regional Planning	2	-	-	2	3	0.5	-	0.5
3		Research Methodology and Thesis Proposal	3	-	-	3	3	0.5	-	0.5
4		Internship/Field trip*	3	-	-	3	-	0.5	0.5	
5		Elective 1#	2	-	-	2	-	0.5	0.5	-
6		Elective 2#	2	-	-	2	-	0.5	0.5	-
7		Elective 3#	2	-	-	2	-	0.5	0.5	-
		Total	14	0	12	20				
Internship/Field trip* is undertaken before the start of Semester III										
Students can choose the Elective# course as per their preferences										

L: Lectures, T: Tutorial, P: Practical, C:
Credit

SEE: Semester End Examination

CE: Continuous Evaluation

LPW: Lab/Project/Studio Work

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Course Code:	
Course Title:	Planning Studio-III
Course Type:	Core
Year of introduction:	2026

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L	T	Practical component				C
		LPW	PW	W	S	
-	-	-	-	-	12	6

Course Learning Outcomes (CLO):

At the end of the course, students will be able to –

- Analyze the concept, evolution, planning hierarchy, and institutional frameworks of integrated district and metropolitan planning in India, including case assessments. [BL-4]
- Evaluate interrelationships between sectoral planning, settlement hierarchy, and spatial–fiscal linkages to assess regional structure and growth. [BL-5]
- Develop a coherent vision, goals, and development framework for a selected district/metropolitan region. [BL-6]
- Formulate stakeholder-informed scenarios, vision, goals, and development objectives. [BL-6]
- Develop an integrated spatial plan with sectoral proposals, infrastructure strategies, and spatial–fiscal alignment, including justification of alternatives. [BL-6]

Content: 15 weeks (12 hours/week)

Total teaching hours: - 180 Hrs

Unit	Content	Teaching hours
I	Integrated District & Metropolitan planning: Concept, scope, and need for integrated district and metropolitan planning • Evolution of district and metropolitan planning in India • Planning hierarchy: National, State, Regional, District, Metropolitan, Local plans • Constitutional, institutional, and governance framework (74th CAA, DPC, MPC) • Statutory and non-statutory plans; role of development authorities • Review of selected district and metro plans (Indian cases)	36 Hrs
II	Sectoral Interface, Settlement Hierarchy & Spatial–Fiscal Linkages • Sectoral planning and interfaces: land use, housing, transport, infrastructure, environment, economy, social services	36 Hrs

	• Settlement systems and hierarchy: village–town–city–metro continuum • Growth centres, service areas, influence zones, and regional linkages	
III	• Studio: District / Metropolitan Spatial Analysis & Visioning • Selection of district / metropolitan region	36 Hrs
IV	• Data collection: spatial, socio-economic, environmental, infrastructure • GIS-based analysis and thematic mapping • Identification of issues, potentials, constraints, and development trends • Stakeholder inputs and scenario building • Vision, goals, and development objectives	36 Hrs
V	• Spatial Plan Preparation & Budget Integration • Conceptual spatial structure and development framework • Sector-wise spatial proposals and phasing strategies • Infrastructure planning and project prioritisation • Spatial budgeting and alignment with district / metropolitan fiscal budget • Evaluation of alternatives and justification of proposals	36 Hrs

Suggested

Readings/ References:

1. Banerjee B. (2015). Summary Report of International Policy Workshop on Rural-Urban Poverty Linkages. Asian Development Bank, Manila.
2. Baruah, Joydeep (2009). Planning at the Grassroots: An experiment with Integrated District Planning. OKD Institute of Social Change and Development, MPRA.
3. Cecilia T. (2006). Reader in Rural-Urban Linkages. Routledge, London
4. Corwin A. L. (1977). The Rural Town: Minimal Urban Center. Cleveland State University, Ohio.
5. International Labour Organisation. (2003). Integrated Rural Accessibility Planning. Third Expert Group Meeting Report. Regional Office for Asia and the Pacific, Bangkok.
6. Kulshrestha, S.K. (2012). Urban and Regional Planning in India: A handbook for Professional Practice. Sage India, New Delhi.
7. Majumder R. (2003). Infrastructural Facilities in India: District Level Availability Index. Munich Personal RePEc, MPRA.
8. National Remote Sensing Center. (2015). Bhuvan Panchayat: Space Based Information Support for Decentralised Planning (SIS-DP).
9. Planning Commission India. (2008). Manual for Integrated District Planning, Government of India.
10. Saikia S. (2023). Basic Concepts of Regional Development and Planning. Notion Press, Chennai.
11. Jain A.K. (2022). Urban and Regional Planning: A Practical Guide. Delta Book World, Noida.

Recommended Journals:

1. Jeganathan C, P.S. Roy and M.N. Jha (2011). Multi-Objective Spatial Decision Model for Land use Planning in a Tourism District of India, Journal of Environmental Informatics.
2. Rao M. (1996). Beyond Urban Bias? Economic Political Weekly, Vol.31, No.27, pp. 1743- 1745

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Course Code:	
Course Title:	Introduction to Regional Planning
Course Type:	Core
Year of introduction:	2026

L	T	Practical component				C
		LPW	PW	W	S	
2	-	-	-	-	-	2

Course Learning Outcomes (CLO):

At the end of the course, students will be able to –

- Analyze regional concepts, typologies, and delineation to assess spatial structure and dynamics. **[BL 4]**
- Appraise regional dynamics, disparities, and interdependencies to assess development patterns. **[BL 5]**
- Appraise regional typologies, corridors, and planning frameworks in India to assess regional structure and development strategies. **[BL 5]**
- Evaluate spatial inequalities using development indices and geospatial tools to assess disparities and inform balanced regional development strategies. **[BL 5]**

Contents:: 15 weeks (2 hours/week)

Total teaching hours: - 30 Hrs

Unit	Content	Teaching hours
I	Unit 1: Concepts and Typology of Regions Concepts in Regions; Defining a region: fluidity and purposiveness; Typology of Regions: Resource Regions, Mega, Macro, Meso, and Micro Regions; Use of clusters in regional planning; Delineation of Regions (Regionalisation); Concept of Global city regions; City beyond region; Rural Settlement Analysis: Types, activity, environment and economic interface in rural habitat; Technology in rural settlement.	8
2	Unit 2: Regional Dynamics Growth of Mega and Metro Regions: Scale, Complexity and its impact on national and international scenario, convergence and divergence; International Regions: SAARC, BRICS, Latino Region, EU Region, etc.; Regional Economy, competitiveness among regions, backward and leading regions in development; Special Regions: SEZ, Agro Regions, Ecological regions, etc.; Regional Disparity Analysis (through factor analysis); Regional Interdependence Analysis (through Input- Output model). Role of Geographical Indications (GI) in regional identity, cluster development, and economic competitiveness	7

3	Unit 3: Regions in India and its Planning Resource Regions; Corridors as regions: National, Sub-National, State, sub-state level (District), Blocks and Clusters as a region; Macro, Meso and Micro regions in India; Case Studies from India: NCR and Delhi Mega Region, Mumbai Mega Region, Kolkata Metro Region, Chennai Metro Region, and other Metro Regions in India; Western & Eastern Ghats, North Eastern Region, Coastal Regions, and River Valley Regions; Corridors: Golden Quadrilateral, Delhi-Mumbai, Chennai-Bangalore Industrial Corridor, North-South and East- West Corridor Regions; Core, Fringe and Periphery in a Region and its planning.; Tools and techniques available for planning regions in India; Role of 73 and 74 CAA in regional plan preparation and implementation.	8
4	Unit 4: Spatial Inequalities and Regional Disparities Indexing Spatial Disparities/Inequalities: District Development Product, State Development Product, and National GDP; Human Development Index, Infrastructure Index, Environmental Index, Social Development Index, and Fiscal Transfers based on Indices. Overcoming inequalities: Spatial, economic, social, infrastructure, governance, etc.; Tools and incentives used for balancing the development, Sectoral push, Investment Regions, etc.; Use of Thermal Imageries and Satellite Imageries for assessing inequalities over space.	7

Suggested

Readings/ References

:

1. Rengasamy S. (2009). Types of Regions and Regionalization of India. Madurai Institute of Social Sciences.
2. Wheeler S. (2009). Regions, Mega regions, and Sustainability. Taylor and Francis, New York.
3. Department of Town and Country Planning (2005). Decentralised Development Plan. Government of Kerala, Thiruvananthapuram.
4. United Nation Development Program (2008). Decentralised Development Plan. UNDP, New Delhi.
5. GIZ (2018). Regional Development Guidelines: Urban Vertical, Technical Collaboration with Government of India & Germany, New Delhi.
6. Walter Isard (1975). Introduction to Regional Science. Prentice Hall, New Jersey.
7. The World Bank (2009). New Economic Geography. Washington DC.
8. Nallari Raj, Breda Griffith, and Shahid Yusuf (2012). Geography of Growth: Spatial Economics and Competitiveness. The World Bank, Washington DC.
9. Tukker Arnold, and Erik Dietzenbacher. (2013). Global Multiregional Input-Output Frameworks: An Introduction and Outlook. Taylor and Francis, New York.
10. Board N.C.R.P. Regional Plan (2021). National Capital Region. Government of India, New Delhi.
11. Ministry of Panchayati Raj. (2021). Rural Area Development, Formulation, Policy. Government of India.
12. Ministry of Panchayati Raj. (2022). SVAMITVA. Government of India.
13. Jiwan J. (2021). Regional Development and Planning. Rawat

Publications, New Delhi.

14. Dr. Ghosh T.K. and Dr. Satyen Sarkar (2022). Regional Disparities in Economic Development: Policies and Prospects for Balanced Development. Serials Publications Pvt. Ltd., New Delhi.

Recommended Journals:

1. Farhana, I. (2012). The Region and Its Margins: Re-Appropriations of the Border from 'Mahagujarat' to Swarnim Gujarat. Economic and Political Weekly, Vol.32, pp.66-72.

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Course Code:	
Course Title:	Research Methodology and Thesis Proposal
Course Type:	Core
Year of introduction:	2026

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L	T	Practical component				C
		LPW	PW	W	S	
3	-	-	-	-	-	3

Course Learning Outcomes (CLO):

At the end of the course, students will be able to –

- Analyze research concepts, methodologies, and data systems to formulate and justify appropriate research approaches in urban planning. [BL4]
- Assess research paradigms, hypothesis formulation, and statistical methods to test and interpret research outcomes. [BL5]
- Evaluate theories and models in urban planning to assess their applications, limitations, and validation methods. [BL5]
- Develop research reports using qualitative and quantitative methods, literature review, and appropriate documentation practices. [BL6]

Contents:: 15 weeks (3 hours/week)

Total teaching hours: - 45 Hrs

Unit	Content	Teaching hours
I	Unit 1: Introduction to Research Definition and needs of research; Types of research used in urban planning; Importance of research methodology in urban planning; Scientific research and methods; System approach of research; Levels of research: micro and macro; Major steps in the conduct scientific research, induction, deduction & verification; Selection and formulation of research problems; Difference between research methodology and research methods; Data types and sources: primary and secondary; Sampling types and techniques.	10
II	Unit 2: Paradigm, Hypothesis and Methods of Testing the Hypothesis Research paradigm and procedural methods: theoretical meaning, importance and different concept of hypothesis; Formulation of hypothesis; Role of statistical measures in hypothesis testing; Measures of central tendencies, standard deviation and correlation and regression; Qualitative scales.	10

III	Unit 3: Theorising, Modelling, Applications and Validation Definition of Concept, Theory and facts; Process of theorization: Meaning, definition and classification of Model; Understanding, evaluation and validation of models related to land use, transportation, location/allocation of activities, land value, accessibility; simulation of urban growth in terms of their objectives, theoretical structure, mathematical formulation, applications and limitations; Validation of Research and its presentation techniques.	13
IV	Unit 4: Quantitative and Qualitative Research and Report Writing Qualitative and quantitative approach to research: review of literature, content analysis and thematic analysis; Research compilation and report: contents and style, factors in the organization of a research report, writing of foot notes, quoting styles, references, cross referencing and bibliography; Issues & areas of urban planning research and data; Introduction of Qualitative and Quantitative software.	12

- Suggested Readings/References :
1. Kumar Ranjit. (2005). Research Methodology: An Introduction. Pearsons Education. Baba Balak Nath Printers, New Delhi.
 2. Crotty Michael. (2003). The Foundations of Social Research: Meaning and Perspective in the Research, Sage Publishers, London.
 3. Gomm Roger. (2003). Social Research Methodology: A Critical Introduction. Palgrave Macmillan, Manchester.
 4. Wilkiinson T.S. and P.L. Bhandarkar. (1984). Methodology and Techniques of Social Research. Himalaya Publishers, New Delhi.
 5. Goode, W.J. and P. K Hatt. (1982). Methods in Social Research. McGraw-Hill Inc., New York.
 6. Keeble Lewis. (1972). Principles & Practice of Town & Country Planning. Estates Gazette, London.
 7. Gopal M.H. (1970). An Introduction to Research Procedures in Social Sciences. ASIAN Publication House, Delhi.
 8. Gibbs Jack P. (1960). Urban research Methods. D. Van Nosttrand Co. Inc., New York.
 9. Kothari C.R. and Gaurav Garg (2023). Research Methodology: Methods and Techniques. New Age International Publishers, New Delhi.
 10. Aguinis Herman (2024). Research Methodology: Best Practices for Rigorous, Credible, and Impactful Research. SAGE Publications, London.
 11. Flick Uwe (2020). Introducing Research Methodology: Thinking Your Way through Your Research Project. SAGE Publications, London.

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Course Code:	
Course Title:	Internship/Field trip
Course Type:	Core
Year of introduction:	2026

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L	T	Practical component				C
		LPW	PW	W	S	
3	-	-	-	-	-	3

Course Learning Outcomes (CLO):

At the end of the course, students will be able to –

- Appraise planning policies, programmes, and projects through field exposure across government and institutional settings to assess their implementation and outcomes. **[BL5]**
- Interpret contemporary planning practices, projects, and governance systems to assess their effectiveness. **[BL5]**

Duration of Training: Minimum 6 weeks

This component of the Contents: is designed to provide students with intensive exposure to real-world planning practice through a structured field studio and/or professional internship. Students will be engaged in field-based learning through visits to selected project sites, planning offices, government departments, development authorities, consultancy firms, NGOs, or research organisations relevant to the domain of urban and regional planning. The engagement will enable students to observe and participate in ongoing planning processes, data collection, stakeholder interactions, policy implementation, and project execution. Through supervised fieldwork, documentation, and reflective reporting, students will bridge the gap between theoretical knowledge and professional practice. The field studio/internship aims to strengthen practical skills, ethical understanding, professional communication, and contextual decision-making, thereby preparing students for responsible planning practice and interdisciplinary collaboration.

List of Electives

Students opting for specific combinations of electives in the third semester shall be eligible for a Certificate of Specialization upon successful completion of the M.Plan program as mentioned in the Table 2.

Note: The Certificate of Specialization shall be awarded by the Institute in alignment with the flexibility and multidisciplinary intent of NEP 2020 and the ITPI guidelines, based on (i) successful completion of the prescribed elective courses and the M.Plan program requirements, and (ii) undertaking and completing a thesis in the fourth semester that is thematically aligned with the chosen specialization domain. The certificate shall be awarded as a course completion–based certification and shall not be linked to any separate grading benchmark, merit ranking, or additional assessment criteria beyond the prescribed academic requirements.

Table 2: Certificate of Specialization awarded to student for selected elective courses

Urban Planning	Infrastructure Planning	Environmental Planning	Housing and Real Estate Planning
City and metropolitan planning	City and metropolitan planning		City and metropolitan planning
Heritage and Conservation		Ecology and Environment	
Governance and Management	Governance and Management		
Planning for informal sector			
	Project appraisal and Finance		
		Regional planning and development	
		Environmental Impact Assessment	
			Housing and Habitat Policy
			Real Estate Management

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Course Code:	
Course Title:	City and Metropolitan Planning
Course Type:	Elective
Year of introduction:	2026

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L	T	Practical component				C
		LPW	PW	W	S	
2	-	-	-	-	-	2

Course Learning Outcomes (CLO):

At the end of the course, students will be able to –

- Appraise theories of urban structure and development to assess spatial patterns, economic forces, and evolving rural–urban relationships. **[BL5]**
- Analyse planning norms and standards to assess their application in land use, infrastructure, and development control. **[BL4]**
- Evaluate plan preparation approaches and techniques to assess their application in inclusive and context-responsive urban development. **[BL5]**
- Appraise best practices in city and metropolitan planning to assess their applicability in diverse contexts. **[BL5]**

Content: 15 weeks (2 hours/week)

Total teaching hours: - 30 Hrs

Unit	Content	Teaching hours
I	Unit 1: Theories of Development and Urban Structure Growth of cities; cities as engine of growth; Urban sprawl; Land value, economic attributes of activity location; Economic forces in urban development; Structure of City Regions, Area of influence; Impact of technology on urban forms; Transportation and urban form; Location characteristics and impact of urban settlements.; Theories of urban structure and land use- Centre place theory, urban realm model; New urbanism; Territorial Development Theory: Growth pole theory, urban bias critique, secondary cities and urban diffusion; System approach to planning; Threshold analysis, retail location and industrial location analysis; Transport system analysis; Desakota model; Emerging Rural Urban Relationship models globalisation and extended metropolitan region; Networked model; Peri- urban Interface (PUI) case studies.	7

II	Unit 2: Planning Norms and Standards Land use standards for residential, industrial, commercial, institutional, transport, ecological spaces, recreational areas etc.; Space standards based on population for facility areas, utilities and networks, performance standards; URDFPI, RADFPI, Hill Area Development Guidelines, standards and other model guidelines by State and Central development Ministries (Central) and States; Building Bye-Laws, FSI and Formed based norms and standards.	7
III	Unit 3: Plan Preparation Approaches and Techniques Approaches for preparation of Urban development plans, Master Plans, Structure plans and Strategy Plan; Public Participation and Plan Implementation; Zonal and Local Area Plan; Techniques of urban renewal and redevelopment; Special area planning: definition, types, attributes, requirements, planning process; Inner areas, peri-urban areas issues and planning approaches; Smart City: Concepts, Elements, Features, planning approach and strategies, policy efforts in India; Inclusive planning.	8
IV	Unit 4: Best Practices in City and Metropolitan Planning Best practices of city and metropolitan planning in India and abroad, inter-disciplinary policy issues and public action s for guiding city and metropolitan development.	8

- Suggested Readings/References :
1. Agarwalla Astha. (2011). Agglomeration Economies and Productivity Growth in India. Indian Institute of Management, Ahmadabad.
 2. BMRDA (2016). Bangalore Metropolitan Region Revised Structure plan 2031. BMRDA, Bangalore.
 3. Board N. C.R. P. Regional Plan 2021. National Capital Region. Government of India, New Delhi.
 4. Clark G. and T. Moonen (2014). Mumbai: India's Global City. Brookings Inst Pr., Massachusetts.
 5. Glasson J. (1974). An Introduction to Regional Planning. Taylor and Francis ltd., London.
 6. HMDA. (2013). Metropolitan Development Plan – 2031 for Hyderabad Metropolitan Development Region. HMDA, Hyderabad.
 7. Jaidit Brar S. G. A. M. C. M. S. R. M. S. (2014). India's Economic Geography in 2025: States, Clusters and Cities. McKinsey and Company, Delhi.
 8. KMDA. (2000). Perspective Planning for metropolitan Development, Kolkata. KMDA, Kolkata.
 9. Ministry of Urban Development. (2014). Regional Planning Approach, URDPFI Vol. I and Vol.2. Government of India, New Delhi.
 10. Wheeler S. (2009). Regions, Mega regions, and Sustainability. Regional Studies, Vol. 43.6, pp. 863-876, Routledge Informa Ltd, England.
 11. Bhattacharya Shromoyee & Sujaya Rathi (2015). Re-conceptualizing Smart Cities: A reference framework for India. Niti Aayog, Government of India.
 12. The World Bank (2015). World: Inclusive Cities Approach Paper. Report No. AUS8539. IBRD, The World Bank, Washington D.C.
 13. Deuskar Chandan (2020). Informal Urbanization and Clientelism: Measuring the global relationship. Sage, London.

14. Mahadevia D. (2024). Urban Planning and its Discontents: Practice in Contemporary India. Taylor & Francis Books India Pvt. Ltd, London.
15. Keitel M.L. and Lukas Behrend (2023). The Topology of Planning Theories. Springer, Berlin.

Recommended Journals:

1. Jain S, J. Panda, and S. Kant. (2014). Possible Socio-scientific Issues of Land-use and Land-cover Change Impact and Associated Tools of Study with a Special Reference to Delhi-Mumbai Industrial Corridor Region. International Journal of earth and Atmospheric Sciences, Vol. 1, pp. 58-70.
2. Strategia A. (2015). Tools and Technologies for Planning the Development of Smart Cities. Journal of Urban Technologies, Vol. 22, No. 2, pp. 43-62.

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Course Code:	
Course Title:	Heritage Conservation
Course Type:	Elective
Year of introduction:	2026

L	T	Practical component				C
		LPW	PW	W	S	
2	-	-	-	-	-	2

Course Learning Outcomes (CLO):

At the end of the course, students will be able to –

- Analyze heritage concepts and conservation principles to interpret cultural significance. [BL-4]
- Assess the role of heritage in regional development, economic growth, and livelihood generation. [BL-5]
- Evaluate institutional frameworks, policies, and mechanisms to assess effectiveness in heritage conservation and governance. [BL-5]
- Appraise conservation and management strategies integrating heritage assets [BL-5]

Content: 15 weeks (2 hours/week)

Total Teaching hours: 30 Hrs

Unit	Content	Teaching hours
I	Unit 1: Concepts of Heritage and Conservation - Definitions and typologies: tangible and intangible heritage - Cultural landscapes and living heritage - Principles and approaches to conservation (global and Indian context) - Introduction to heritage as an economic and cultural resource - Role of Geographical Indications (GI) in safeguarding intangible heritage and identity	7
II	Unit II-Heritage, Economy and Regional Development - Heritage-led development and cultural economies - Tourism, place-making, and branding - Heritage-based clusters and livelihoods - GI as a tool for regional development, local economy, and craft-based clusters - Case studies (Indian and international) - Indian Knowledge Systems (IKS) in heritage: traditional wisdom, cultural practices, and indigenous conservation approaches	8

III	Unit III: Institutional Frameworks and Governance • National and international conservation frameworks (UNESCO, ICOMOS, etc.) • Heritage laws, policies, and regulations in India • Stakeholders: government, private sector, communities • Community participation and inclusive conservation	7
IV	Unit IV: Conservation Planning and Management • Documentation and listing of heritage assets • Techniques of conservation, adaptive reuse, and revitalization • Preparation of conservation and management plans Integration of heritage in urban and regional planning	8

Self Study:

Suggested List of

Experiments:

Suggested Case

List:

1. Ahmedabad Pol Houses,
2. Humayun's Complex,
3. Monuments of Champaner,
4. Ramses II Abu Simbel,
5. Industrial Heritage

Suggested

Readings/

References:

6. Orbasli, A. (2008). Architectural Conservation: Principles and Practice.
7. Feilden, B. M. (2008). Conservation of Historic Buildings.
8. Appleyard, D. (Ed.). (2008). The Conservation of European Cities.
9. Bandarin, F. (2008). Humayun's Tomb Conservation: RETHINKING CONSERVATION.
10. Penelis, G. G. (2008). Structural Restoration of Masonry Monuments: Arches, Domes and Walls.
11. Weaver, M. E. (2008). Conserving Buildings: Guide to Techniques and Materials, Revised Edition.
12. Chalana, M., & Krishna, A. (Eds.). (2008). Heritage Conservation in Postcolonial India: Approaches and Challenges (Routledge Research in Architectural Conservation and Historic Preservation) 1st Edition, Kindle Edition.
13. Falser, M. (2008). Angkor Wat – A Transcultural History of Heritage: Volume 1: Angkor in France. From Plaster Casts to Exhibition Pavilions. Volume 2: Angkor in Cambodia. From Jungle Find to Global Icon.
14. Ahmed, H. (n.d.). Muslim Political Discourse in Postcolonial India: Monuments, Memory, Contestation.
15. Kawathekar, V. (n.d.). Legal Frameworks for the Protection of Built Heritage in India.

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Course Code:	
Course Title:	Ecology and Environment
Course Type:	Elective
Year of introduction:	2026

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L	T	Practical component				C
		LPW	PW	W	S	
1	-	-	-	2	-	3

Course Learning Outcomes (CLO):

At the end of the course, students will be able to –

- Analyze urban ecology concepts and components to interpret relationships between urban environments and ecological systems. **[BL-4]**
- Appraise ecological theories and frameworks, including ecosystem services, socio-ecological systems, and resource valuation methods in urban contexts. **[BL-5]**
- Evaluate the impact of urban settlements on ecological cycles and biodiversity to assess urban ecosystem dynamics. **[BL-5]**
- Evaluate the impacts of urban development on climate change and ecology to assess sustainability strategies and SDG 11 interventions. **[BL-5]**

Content: 15 weeks (3 hours/week)

Total Teaching hours: 45 Hrs

Unit	Content	Teaching hours
Unit-I	Concepts of urban ecology – - Introduction to the concept of Ecology and Environment - Components of Ecology - Urban environment and relation with ecological framework	9 hours
Unit-II	Ecological theories and frameworks in urban context - - Ecosystem Services and their Valuation - Socio-ecological Systems - Natural Resources and paradigms of their management - Hedonic Pricing	9 hours
Unit-III	Ecological cycles - - Urban settlements and their impact on ecological cycles Biodiversity – - Biodiversity: cities, ecosystems and ecological cycles	12 hours

Unit-IV	Climate change and sustainability ● Cities contribution to climate change and ideas on how to make cities ecologically sustainable along with introduction of SDG goals focusing upon SDG 11. ● Impact of architecture and urban changes on ecology, Impact of architecture on cities and ecology of a place. ● Initiatives and interventions under SDG 11.	15 hours
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Self Study:

Suggested List of

Experiments:

Suggested Case

List:

Suggested

Readings/

References:

1. Ahluwalia, V K (2015) "*Environmental Science*" New Delhi: The Energy and resources Institute.
2. Bacon, E. N. (1995). *Design of cities*. Thames and Hudson.
3. Bureau of Energy Efficiency (2007) "*Energy Conservation in Building Code*" Ministry of Non-renewable Energy, Government of India
4. Chawla, Shashi (2013) "*Textbook of Environmental Studies*" New Delhi: Tata McGraw Hill Education Private Limited
5. Dekay, Mark (2014) "*Sun, Wind and Light: Architectural Design Strategies*" USA: John and Wiley Sons Inc.
6. Galloe, Salam and Sayigh A.M.M. (1998) "Architecture, Comfort and Energy" Oxford, U.K: Elsevier Science Ltd.
7. Givoni, B (1994) "Passive and Low Energy Cooling of Building" New York: Van Nostrand Reinhold
8. Givoni, B (1981) "*Man, Climate and Architecture: Architectural Sciences Series –Applied*" London: Science Publishers Ltd.
9. Hopfe, Christina J & McLeod (2015) Robert S. "*Passivhaus Designer's Manual: A Technical Guide to Low and Zero Energy Buildings*" Routledge Taylor & Francis Ltd.
10. Koenigsberger, Otto, Ingersoll, T. G., Mayhew, Alan & Szokolay, S. V. (2013) "*Manual of Tropical Housing & Building*" Hyderabad: Universities Press Private Limited
11. Krishan, Arvind, Baker, Nick, Yannas, Simos & Szokolay, S.V. (2012) "*Climate Responsive Architecture: A Design Handbook for Energy Efficient Buildings*" Tata McGraw-Hill Education (Asia) Co
12. Laureano, Pietro (2013) "*Water conservation techniques in traditional human settlements*" Ghaziabad: Copal
13. Mumford, L. (1966). *The city in history: Its origins, its transformations, and its prospects*. Penguin Books in association with Secker and Warburg.

14. Nayak, J K, Hazra, R, Prajapati, J. (1999) "*Manual On Solar Passive Architecture*" New Delhi: Solar Energy Centre, MNES, Gov. of India
15. Olgyay, Victor (1963) "*Design With Climate – Bio-Climatic Approach to Architectural Regionalism*" New Jersey: Princeton University Press
16. Oliver, Paul (2006) "*Built to meet needs: cultural issues in vernacular architecture*" Burlington, Elsevier
17. Pelling, Mark (2003) *Vulnerability of Cities: Natural Disasters and Social Resilience*, Earthscan, New York
18. Rajagopalan, R. (2011) "*Environmental Studies: From Crisis to Cure*" New Delhi: Oxford University Press
19. Rowe, C., & Koetter, F. (2009). *Collage City*. Birkhäuser.

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Course Code:	
Course Title:	Governance and Management
Course Type:	Elective
Year of introduction:	2026

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L	T	Practical component				C
		LPW	PW	W	S	
2	-	-	-	-	-	2

Course Learning Outcomes (CLO):

At the end of the course, students will be able to –

- Analyze planning institutions, their roles, structures, and interactions to assess their effectiveness across different socio-political contexts. **[BL-4]**
- Appraise planning institutions and organizations, their structures, functions, and governance frameworks to assess their effectiveness in urban and regional planning. **[BL-5]**
- Appraise decentralisation processes and governance frameworks to assess power distribution and institutional effectiveness in urban planning. **[BL-5]**
- Evaluate participatory and network governance approaches to assess stakeholder roles, inclusivity, and effectiveness in planning processes. **[BL-5]**

Content: 15 weeks (2 hours/week)

Total teaching hours: - 30 Hrs

Unit	Content	Teaching hours
I	Unit 1: Institutions in Planning Type of institutions, their role and relevance (legal, political, social, cultural and economic institutions); Formal and informal institutions and spaces: their interface, conflicts, reach and their effectiveness in planning; Analysing the institutions: Methods, process and evaluation; Role of the State in Planning: Market facilitative, regulatory and monopoly power; Hierarchies, Scales and Levels of Planning Institutions; Formal and informal institutions such as constitutions, electoral rules, property rights, and civil rights; How and why people in different groups, countries, and cultural context of institutions to facilitate collective action; Whether different groups construct distinctly different institutions to deal with similar problems and why similar institutions seem to work differently in differently in distinct societies.	7

II	Unit 2: Institutions, Organisations and Planning Institutions Different between organizations and institutions, government and governance; Organisations: types, concepts, theories, structure and functions; approaches to understanding organizations; Town & Country Planning Organization, Urban Development Departments, City Improvement Trust, Development Authorities, Municipal Corporation etc.: objectives, functions and duties, organisational structure, technical capacity, statutory obligations, budgetary outlays, coordination and implementation issues; Institutional building: factors and processes, institution Process and networks: how the network operates; Present Institutions dealing with urban and regional planning; Post 73rd and 74th CAA environment and the modified role and functions of local bodies, local authorities, district authorities and state level agencies; Case studies; Digital Governance. Legal and institutional framework of Geographical Indications (GI) and their role in regional development and governance.	7
III	Unit 3: Decentralisation of Powers Development Planning and Indian state-centralisation, State-Local Governments, powerlessness, decentralization; Institutional frame and mechanism for urban governance as envisaged in 73rd and 74th CAA; Transfer of power from Centre to State and State to Local government; Role of the existing various states in the light of CAA; Role of various institutions in the governance process and access to government by various stakeholders; Digital Governance, E-Democracy, E-Governance and Grievances Redressal system; Case study related to digital and e-governance.	8
IV	Unit 4: Participatory Governance & Network Governance Benefits of participation in community planning: process and principles of community planning, bottom up planning process, community building process, community planning, partnership; Community rights and physical planning norms/standards; Public distribution system; Community-based evaluation of planned projects; Community Participation Laws, Partnership; Community rights and physical planning norms/standards; Role of the state in relation to other Stakeholders (NGOs, Private Sector, Scientific Network and international institutions); New State Spaces: Invited and contested spaces: changing role of the state- emergence of middle class and its socio-political space, collective bargaining and collective action; Role of donor agencies; Advanced Locality Management, Resident Welfare Associations and other agencies in the governance system; Role of People's participation in planning process: Process of inclusion and exclusion in governance.	8

- Suggested Readings/References :
1. Klijn E.H. and J.F.M. Koppenjan (2012), Governance network theory: past, present and future, Policy and Politics. Department of Public Administration, Erasmus University Rotterdam, Netherlands.
 2. Le Galès, P. (2001). Urban governance and policy networks: on the boundedness of policy networks. A French case. Springer, Berlin.
 3. Osborne S.P. (2010). The new public governance: emerging perspectives on the theory and practice of public governance. Routledge, London.

4. Rhodes R.A.W. (1997). *Understanding Governance*. Open University Press, Buckingham.
5. Rogers D.L. and D.A. Whetten (1982). *Inter-organizational Coordination: Theory, Research, and Implementation*. Iowa State University Press, Ames.
6. Teisman G.R., A. van Buuren and L. Gerrits (2008). *Managing complex governance networks*. Routledge, London.
7. Singh Sukhpal, Jyotsna Jha, A. Indira and A.V. Arunkumar. (2024). *Institutions and Public Policy for India's Sustainable Development*. Routledge, London.
8. Rydin Y., Robert Beauregard, Marco Cremaschi and Laura Lieto (2022). *Regulation and Planning: Practices, Institutions, Agency*. Routledge, London.
9. Kapucu Naim (2020). *Network Governance: Concepts, Theories, and Applications*. Routledge, London.

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Course Code:	
Course Title:	Planning for Informal Sector
Course Type:	Elective
Year of introduction:	2026

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L	T	Practical component				C
		LPW	PW	W	S	
2	-	-	-	-	-	2

Course Learning Outcomes (CLO):

At the end of the course, students will be able to –

- Analyze informal housing typologies, their drivers, and impacts to assess their role in urban development. **[BL-4]**
- Evaluate informal economy linkages and upgrading strategies to assess their impacts and effectiveness in urban development. **[BL-5]**
- Appraise slum formation processes and intervention approaches to assess their effectiveness in improving urban housing conditions. **[BL-5]**
- Appraise the role of civil society and poverty dimensions to assess interventions for improving housing and livelihoods of the urban poor. **[BL-5]**

Content: 15 weeks (2 hours/week)

Total teaching hours: - 30 Hrs

Unit	Content	Teaching hours
I	Unit 1: Informal Housing Emergence and growth of Informal Housing in third world cities and formal regulatory framework; Diversity of housing needs of urban poor and informal housing options: pavement dwelling, squatting, illegal land-subdivision, inner-city organic housing, and urban villages, causes of growth and perpetuation and impacts of illegality.	7
II	Unit 2: Informal Economy Linkages of informal economy-supportive policies of settlement upgrading and options of tenure security; Impacts and obstacles to regularization; Integrated and participatory improvement approaches.	8
III	Unit 3: Slums and Government Intervention Process of slum formation: causes and consequences, approaches to tackle the challenge of slums, relocation, rehabilitation, in-situ upgradation, etc.	7

IV	Unit 4: Civil Society and Poverty Role of NGO's and CBO's in the improvement process; Dimensions of poverty and its manifestation in the housing sector, indicators, programmes specifically targeted towards slums and the urban poor, shelter less population.	8
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- Suggested Readings/References :
1. Programme UNHS. (2003). The Challenge of Slums Global Report on Human Settlements. UN-Habitat. Earth scan Publishing, London.
 2. Dr. Goswami D. (2012). Housing and Urban Poverty Alleviation. SAAD Publications, Delhi.
 3. Sharma Kalpana. (2000). Rediscovering Dharavi: Stories from Asia's Largest Slum. Penguin Books, London.
 1. Samal Kishor C. (2008). Informal Sector: Concept, Dynamics, Linkages & Migration Concept. Publishing Company, New Delhi.
 2. Aldrich Brian C. And Ranvinder S. Sandhu. (2015). Housing for the Urban Poor in Developing Countries. Rawat Publications, New Delhi.
 3. Reid J., Matthew French and Claudio Acioly Jr. (2014). A Practical Guide to Designing, Planning, and Executing Citywide Slum Upgrading Programmes. United Nations Human Settlements Programme, Kenya.
 4. Grashoff Udo (2020). Comparative Approaches to Informal Housing around the Globe. UCL Press, London.
 5. Panwar N.S. (2023). Urbanization, Migration, Slums and Poverty in India. Lambert Academic Publishing, Riga.

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Course Code:	
Course Title:	Project Appraisal and Finance
Course Type:	Elective
Year of introduction:	2026

L	T	Practical component				C
		LPW	PW	W	S	
2	-	-	-	-	-	2

Course Learning Outcomes (CLO):

At the end of the course, students will be able to –

- Analyze project formulation, appraisal, and management processes to assess feasibility and performance. **[BL-4]**
- Evaluate project proposals using feasibility studies and cost–benefit analysis to support informed decision-making. **[BL-5]**
- Evaluate project appraisal techniques, including network analysis and cost–time optimization, to assess project efficiency and control. **[BL-5]**
- Appraise project implementation and monitoring processes to assess performance, coordination, and control. **[BL-5]**
- Appraise project evaluation techniques and case studies to assess outcomes and effectiveness in urban and regional development. **[BL-5]**

Content: 15 weeks (2 hours/week)

Total Teaching hours: 30 Hrs

Unit	Content	Teaching hours
I	Unit-I: Project, Appraisal and Management - The concept of projects, importance of project formulation, appraisal and management; - Reasons for shortfall in its performance; scientific management, life cycle of project; - Detailed project report, and feasibility studies	6 hours
II	Unit-II: Project Formulation - Definition, objectives; Stages of project formulation and their significance; - Methodology for project identification and formulation; Feasibility studies - Financial cost-benefit analysis, social-cost benefit analysis; Project appraisal and report.	8 hours

III	Unit-III: Project Appraisals • Definition, objectives; Need for project appraisal; • Stages of project form Network analysis; CPM, PERT, resource leveling and allocation • Time-cost trade off aspects; Bar charts, Milestones, Standard oriented cost control • Techniques of financial appraisal, payback period, IRR, DCF, NPV, CBR. • Techno-economic analysis of projects.	6 hours
IV	Unit-IV-Project Implementation and Monitoring • Project implementation: stages of implementation, Teamwork, actors in project implementation; • Project monitoring: meaning, objectives and significance; • Monitoring techniques: integrated reporting, Milestones, time and cost overrun and under runs • Unit index techniques	6 hours
V	Unit-V: Project Evaluations • Objectives, scope, stages, approach and steps, Life of a project; • Techniques of project evaluation: input analysis, financial cost-benefit analysis, social-cost benefit analysis; • Case studies in urban and regional development projects.	4 hours

Self-Study:

Suggested

Readings/

References:

1. Chandra P., (2013), Projects Planning, Analysis, selection, Implementation and Review, Tata McGraw Hill Publishing Company Pvt. Ltd.
2. David Potts (2005) Project Planning and Analysis for Development, Viva Books Private Limited Mantel J, et. al. (2011) Project Management, Wiley India
3. Desai V., (2013), Project Management, Himalaya Publications
4. Gray, Larson (2008) Project Management: The Managerial Process, TMH
5. Guide to Practical Project Appraisal (1978), United Nations, Reprinted by Oxford & IBH
6. Gupta A., (2017), Project Appraisal and Financing, PHI Publications.
7. Khatua Sitangshu (2011) Project Management and Appraisal, OUP
8. Nicholas (2011) Project Management for Business and Technology, PHI
9. Pinto Jeffrey (2012) Project Management: Achieving Competitive Advantage, Pearson
10. Raghuram G., et. Al, (1999), Infrastructure Development and Financing, Macmillan India, Delhi
11. Saini, Nayan S. & others Eds. (2012) Appraisal of urban development projects : concepts, techniques and practice.
12. Sitangshu K., (2011), Project Management and Appraisal, Oxford University Press
13. Weist, J.D and F.K. Levy, (1974) A Management Guide to PERT/CPM, Prentice-Hall of India, New Delhi

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Course Code:	
Course Title:	Regional Planning and Development
Course Type:	Elective
Year of introduction:	2026

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L	T	Practical component				C
		LPW	PW	W	S	
2	-	-	-	-	-	2

Course Learning Outcomes (CLO):

At the end of the course, students will be able to –

- Analyze regional concepts, typologies, and rural–urban systems to assess spatial organization and regional planning approaches. **[BL-4]**
- Evaluate regional dynamics, economic competitiveness, and interdependencies to assess development patterns and disparities. **[BL-5]**
- Appraise regional planning approaches in India, including corridors, case studies, and governance frameworks, to assess spatial development strategies. **[BL-5]**
- Evaluate spatial inequalities using indices and analytical tools to assess regional disparities and development strategies. **[BL-5]**

Content: 15 weeks (2 hours/week)

Total teaching hours: - 30 Hrs

Unit	Content	Teaching hours
I	Unit 1: Concepts and Typology of Regions Basic Concepts in Regions; Defining a region: fluidity and purposiveness; Typology of Regions: Resource Regions, Mega, Macro, Meso, and Micro Regions; Use of clusters in regional planning; Delineation of Regions (Regionalisation); Concept of Global city regions; City beyond region; Rural Settlement Analysis: Types, activity, environment and economic interface in rural habitat; Technology in rural settlement.	7
II	Unit 2: Regional Dynamics Growth of Mega and Metro Regions: Scale, Complexity and its impact on national and international scenario, convergence and divergence; International Regions: SAARC, BRICS, Latino Region, EU Region, etc.; Regional Economy, competitiveness among regions, backward and leading regions in development; Special Regions: SEZ, Agro Regions, Ecological regions, etc.; Regional Disparity Analysis (through factor analysis); Regional Interdependence Analysis (through Input- Output model).	7
III	Unit 3: Regions in India and its Planning Resource Regions; Corridors as regions: National, Sub-National, State, sub-state level (District), Blocks and Clusters as a region; Macro, Meso and Micro regions in India; Case Studies from India: NCR and Delhi	8

	Mega Region, Mumbai Mega Region, Kolkata Metro Region, Chennai Metro Region, and other Metro Regions in India; Western & Eastern Ghats, North Eastern Region, Coastal Regions, and River Valley Regions; Corridors: Golden Quadrilateral, Delhi-Mumbai, Chennai-Bangalore Industrial Corridor, North-South and East- West Corridor Regions; Core, Fringe and Periphery in a Region and its planning.; Tools and techniques available for planning regions in India; Role of 73 and 74 CAA in regional plan preparation and implementation.	
IV	Unit 4: Spatial Inequalities and Regional Disparities Indexing Spatial Disparities/Inequalities: District Development Product, State Development Product, and National GDP; Human Development Index, Infrastructure Index, Environmental Index, Social Development Index, and Fiscal Transfers based on Indices. Overcoming inequalities: Spatial, economic, social, infrastructure, governance, etc.; Tools and incentives used for balancing the development, Sectoral push, Investment Regions, etc.; Use of Thermal Imageries and Satellite Imageries for assessing inequalities over space.	8

Self-Study:

Suggested

Readings/

References:

1. Rengasamy S. (2009). Types of Regions and Regionalization of India. Madurai Institute of Social Sciences.
2. Wheeler S. (2009). Regions, Mega regions, and Sustainability. Taylor and Francis, New York.
3. Department of Town and Country Planning (2005). Decentralised Development Plan. Government of Kerala, Thiruvananthapuram.
4. United Nation Development Program (2008). Decentralised Development Plan. UNDP, New Delhi.
5. GIZ (2018). Regional Development Guidelines: Urban Vertical, Technical Collaboration with Government of India & Germany, New Delhi.
6. Walter Isard (1975). Introduction to Regional Science. Prentice Hall, New Jersey.
7. The World Bank (2009). New Economic Geography. Washington DC.
8. Nallari Raj, Breda Griffith, and Shahid Yusuf (2012). Geography of Growth: Spatial Economics and Competitiveness. The World Bank, Washington DC.
9. Tukker Arnold, and Erik Dietzenbacher. (2013). Global Multiregional Input-Output Frameworks: An Introduction and Outlook. Taylor and Francis, New York.
10. Board N.C.R.P. Regional Plan (2021). National Capital Region. Government of India, New Delhi.
11. Ministry of Panchayati Raj. (2021). Rural Area Development, Formulation, Policy. Government of India.
12. Ministry of Panchayati Raj. (2022). SVAMITVA. Government of India.
13. Jiwan J. (2021). Regional Development and Planning. Rawat Publications, New Delhi.
14. Dr. Ghosh T.K. and Dr. Satyen Sarkar (2022). Regional Disparities in Economic Development: Policies and Prospects for Balanced Development. Serials Publications Pvt. Ltd., New Delhi.

Recommended Journals:

1. Farhana, I. (2012). The Region and Its Margins: Re-Appropriations of the Border from 'Mahagujarat' to Swarnim Gujarat. Economic and Political Weekly, Vol.32, pp.66-72.

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Course Code:	
Course Title:	Environmental Impact Assessment
Course Type:	Elective
Year of introduction:	2026

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L	T	Practical component				C
		LPW	PW	W	S	
2	-	-	-	-	-	2

Course Learning Outcomes (CLO):

At the end of the course, students will be able to –

- Analyze the concepts, evolution, and regulatory framework of EIA [BL-4]
to interpret its role in environmental planning.
- Evaluate EIA procedures, methods, and impact assessment [BL-5]
techniques to assess their effectiveness in environmental decision-making.
- Appraise social dimensions of EIA, including public participation [BL-5]
and appraisal methods, to assess their effectiveness in environmental planning.
- Evaluate project-specific EIA assessment methods, TORs, and [BL-5]
regulatory frameworks to assess environmental impacts of development projects.

Content: 15 weeks (2 hours/week)

Total teaching hours: - 30 Hrs

Unit	Content	Teaching hours
I	Unit 1: Introduction to EIA Concept of Environment, Concept of EIA; Origin and Development, Evolution of EIA in India: Constitutional Provisions and Policy Regulations	7
II	Unit 2: EIA Concepts and Procedures Screening and Scoping Baseline Studies for EIA Environmental Settings; Impact Prediction and Evaluation; Methods of EIA; advantages and limitations Documentation and Monitoring; EIA Effectiveness	7
III	Unit 3: Social Dimensions of EIA Social Appraisal of Projects from environment point of view, dimensions, and stages; EMPs; Environmental Impact Factors and Areas of Consideration Public Participation in EIA; definition and concepts, objectives, techniques, advantages and limitation, PRA techniques; Case studies	8

IV	Unit 4: Assessment Methods for Projects Assessment of development projects (including roads, industries, housing, townships etc.). Exposure to Project specific TOR s and EIA Manuals, relevant notifications	8
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Self-Study:

Suggested

Readings/

References:

1. Gilpin Alan. (1994). Environmental Impact Assessment. Cutting Edge for the 21st Century. Cambridge University Press, Cambridge.
2. Kulkarni V.S., S.N. Kaul, and R.K. Trivedy. (2002). A Handbook of Environment Impact Assessment. Scientific Publishers, New Delhi.
3. Yerramilli Anjaneyulu and Valli Manickam. (2020). Environmental Impact Assessment Methodologies. Bright Sky Publications, Delhi.
4. Barthwal R.R. (2020). Environmental Impact Assessment. New Age International Publishers, Delhi.
5. Kumar Arjun and A. Rathi (2022). Handbook of Environmental Impact Assessment: Concepts and Practice. Cambridge Scholars Publishing, England.
6. Bhateria R., Mona Sharma, Rimmy Singh and Sumit Kumar (2024). Environmental Impact Assessment: A Journey to Sustainable Development. Springer Nature, Berlin.

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Course Code:	
Course Title:	Housing and Habitat Policy
Course Type:	Elective
Year of introduction:	2026

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L	T	Practical component				C
		LPW	PW	W	S	
2	-	-	-	-	-	2

Course Learning Outcomes (CLO):

At the end of the course, students will be able to –

- Appraise housing policies and programmes to assess their impact on settlement planning and housing provision across contexts [BL-5]
- Evaluate rural housing conditions, typologies, and development approaches to assess their impact on quality of life and sustainability. [BL-5]
- Evaluate global housing policies and case studies to assess their applicability across different contexts. [BL-5]
- Appraise central and state housing policies and programmes to assess their effectiveness in housing delivery. [BL-5]

Content: 15 weeks (2 hours/week)

Total teaching hours: - 30 Hrs

Unit	Content	Teaching hours
I	Unit 1: Housing Policies Urban and Rural Housing Policies and its role in national development; Objectives of policy in relation to settlement planning; Basic components of housing policy and programmes formulation in urban and rural areas; Housing policies in India and abroad: its impact and consequences on housing development; Housing policy and their focus in different developing and developed countries: their significance in provision of housing programmes for low-income groups, their formulation implementation and evaluation role of international and national funding agencies in housing programmes special housing programmes in different countries.	7
II	Unit 2: Housing in Rural India Socio-economic profile of rural India and rural housing conditions; Types of traditional building materials and construction methods; House types; Rural housing norms; Standards and design; Access to infrastructure; Improvement in quality of life in rural areas; Rural health and sanitation; Environmental improvement in villages; Concept of integrated rural housing development; Rural housing schemes; Impact of large development projects and community development in rural areas; Special needs for housing for tribal.	7

	Integration of GI-based traditional materials, crafts, and livelihoods in rural housing and settlement development.	
III	Unit 3: Global Overview Review of urban and rural housing policies in developed and developing countries with case studies from Asian countries.	8
IV	Unit 4: Policies and Programmes Housing policies and programmes by the central and state governments.	8

Self-Study:

Suggested

Readings/

References:

1. Ministry of Housing and Urban Poverty Alleviation. (2007). National Urban Housing and Habitat Policy, Government of India, New Delhi.
2. Glaesar Bernhard. (1995). Housing, Sustainable Development and Rural Poor. Sage, New Delhi.
3. Friedrichs, J. (1988). Affordable Housing and the Homeless. Walter de Gruyten and Co, Berlin.
4. Rao, P.S.N. (2005). Urban Governance and Management. Kanishka Publication and IIPA, New Delhi.
5. Albrecht E. Don, Scott Loveridge and Stephen Goetz and Rachel Welborn. (2018). Rural Housing and Economic Development. Routledge, London.
6. Bhattacharya Rajesh and Annapurna Shaw. (2021). Urban Housing, Livelihoods and Environmental Challenges in Emerging Economies. Orient Blackswan Pvt. Ltd., Hyderabad.
7. Sengupta Urmi, Annapurna Shaw and Debolina Kundu (2024). Housing India: Programmes, Policies and Governance. Routledge, London.
8. Singh Katar and Anil Shishodia (2024). Rural Development: Principles, Policies and Management. Atlantic Publishers and Distributors Pvt. Ltd., New Delhi.

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Course Code:	
Course Title:	Real Estate Management
Course Type:	Elective
Year of introduction:	2026

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L	T	Practical component				C
		LPW	PW	W	S	
2	-	-	-	-	-	2

Course Learning Outcomes (CLO):

At the end of the course, students will be able to –

- Analyze real estate fundamentals, market dynamics, and governance frameworks to assess sector performance and investment potential. [BL-4]
- Evaluate economic principles and market dynamics to assess real estate behaviour, pricing, and locational decisions. [BL-5]
- Appraise macroeconomic factors, market structures, and policy impacts to assess real estate markets and development trends. [BL-5]
- Appraise the linkages between urban economics, planning, and real estate management to assess development patterns and asset performance. [BL-5]

Content: 15 weeks (2 hours/week)

Total teaching hours: - 30 Hrs

Unit	Content	Teaching hours
I	Unit 1: Real Estate Real estate basics covering key terms, definitions, components, subsectors, stakeholders etc.; Fiscal policy and monetary policy aspects and governance frameworks, esp. with respect to real estate; Macro-economic overview of real estate sector in India, its importance and contribution in India's GDP; Real estate as investment and as commodity, real estate business cycles and its implications; Business practices of real estate sector; Real estate services/ types such as consulting including international property consultants (IPC), valuation, sales, marketing, mortgage, capital markets, transaction services, facilities/utilities management, property dealership/channel partners, funders, investors, large construction developers, etc. and related professional requirements/outcomes; Global purview of real estate economy, income producing real estate assets and investable real estate	7

	assets; Major constraints of the sector and factors responsible for gaps covering real estate risks.	
II	Unit 2: Real Estate Economics In the context of real estate, understand basics of theoretical principles of economics and overview of economic systems; Defining economic resources, resource allocation, type of goods and production economics and its relationship with real estate; Microeconomics principles covering consumption aspects (indifference curves, consumer surplus, elasticity), price mechanisms and determinants, basics of theory of demand and supply and equilibrium and price adjustments, changing demand and market conditions, elasticity of demand & supply, combining demand and supply, substitution and utility, importance of time; Introduction to real estate products, it's cost and prices, theories of rent, meaning of profit and theories of profit especially for organisations/entrepreneurs and economies of scale covering externalities; Understanding of use of economic theories models and tools especially to understand issues in the sector. Economic agents and stakeholders in the real estate sector.; Examine real estate scenarios (covering city systems, city sizes & prices), dynamics (including real estate boom and bust) and gain understanding of its importance. Introduction to theoretical and practical functioning of real estate sector covering determinants of locational aspects of residential and commercial sub-sectors and locational choices made by institutions and households. emerging market forces in the real estate sector.	8
III	Unit 3: Economic Development and Real Estate Markets construction sector, functions and role of money, inflation types, its causes and effects and control measures, types of savings and investments and determinants of savings and investments and its relationship; Understanding with respect to real estate economy; Indian and international economy of real estate, of GDP and growth and related construction sector, aggregate demand, aggregate supply. Inflation and expectations, cost of living indices, causes and cures of inflation, credit crunch, quantitative easing, and rational expectations. Government policy instruments such as monetary policy, fiscal policy, and understand macroeconomic factors that influence real estate and macroeconomic management.; The real estate sector: the capital and property markets, trends in the real estate sector and perspectives of urban growth and local/ national government policies impact economic development and real estate pricing and price measurement.; Markets, Market Mechanisms and Market Structures; Types of properties (covering housing categories and condition of housing in the country), trends and time-series properties of housing and commercial space markets, stock-flow theory and real estate cycles, expectations, information, and efficient markets.	7
IV	Unit 4: Economics of Urban Development and Principles of Real Estate Management Linkage of economics, urban planning, and real estate development: Market forces and development of cities, and impact of economic policies on urban infrastructure, transportation, housing and urban poor. Government expenditures, funding and taxes and applicability to real estate sector; Economics of	8

	Residential, Commercial, Retails and other asset classes: Understanding role, demand and supply, location and rents, the highest and best use; Understanding institutions in the real estate sector and basic principles of real estate management.	
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Self-Study:

Suggested

Readings/

References:

1. Talinbe A. Raymond, Franklin Obeng-Odoom, Edward Ochieng and Vida Maliene. (2018). Real Estate, Construction and Economic Development in Emerging Market Economies. Routledge, London.
2. Nicholas G. P. (2012). Real Estate Economics a Point-to-point Handbook. Routledge, London.
3. DiPasquale, Denise, and William Wheaton. (1995). Urban Economics and Real Estate Markets, Upper Saddle River. Prentice Hall, New Jersey.
4. Ling D. C. and R. A Wayne. (2017). Real Estate Principles: A Value Approach. McGraw-Hill, New York.
5. Brett Deborah L., and Schmitz Adrienne. (2015). Real Estate Market Analysis: Methods and Case Studies. Urban Land Institute, Washington D.C.
6. Jacobus J. Charles. (2009). Real Estate Principles. Cengage Learning, Mason.
7. Levy Richard M. (2020). Introduction to Real Estate Development and Finance. Routledge, London.
8. Dr. Chaturvedi Sanjay (2021). The Real Estate Economics. Saptakala Media Pvt. Ltd., Mumbai.
9. Kaura G. (2023). Real Estate in India. Niton Press, Chennai

Recommended Journals:

1. Yavas A., B. W. Ambrose, J. B. Kau and R. K. Pace (2023). The Journal of Real Estate Finance and Economics. Springer, Berlin

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Year of introduction:	2026

Teaching & Examination Scheme of Master of Planning (*M.Plan*) Semester – IV

Sr. No.	Course Code	Course Title	Teaching Scheme				Examination Scheme			
			L	T	P	C	Duration (Hours)	Comp. Weightage		
							SEE	CE	LPW	SEE
1		Thesis	-	-	-	18	-	0.5	0.5	-
2		Professional Practice in Urban Planning	2	-	-	2	3	0.5	-	0.5
		Total	2	0	0	20				

L: Lectures, T: Tutorial, P: Practical, C: Credit

SEE: Semester End Examination

CE: Continuous Evaluation

LPW: Lab/Project/Studio Work

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Course Code:	
Course Title:	Thesis
Course Type:	Core
Year of introduction:	2026

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L	T	Practical component				C
		LPW	PW	W	S	
-	-	-	-	-	-	18

Course Learning Outcomes (CLO):

At the end of the course, students will be able to –

- Analyze complex housing issues, trends, and data to identify key challenges. **[BL-4]**
- Design and Develop a research framework, including data collection, analysis, and synthesis for housing studies. **[BL-6]**
- Formulate and justify innovative, evidence-based solutions to housing problems with clear and rigorous presentation **[BL-6]**

Content: 15 weeks (18 hours/week)

Total teaching hours: - 270 Hrs

Guided research by a student under the supervision of an individual/group of faculty from formulation to submission of the research.

NIRMA UNIVERSITY

Institute:	Institute of Architecture and Planning
Name of Programme:	Master of Planning (M.Plan)
Course Code:	
Course Title:	Professional Practice in Urban Planning
Course Type:	Core
Year of introduction:	2026

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L	T	Practical component				C
		LPW	PW	W	S	
2	-	-	-	-	-	2

Course Learning Outcomes (CLO):

At the end of the course, students will be able to –

- Analyze the concepts, objectives, and constitutional basis of planning legislation to interpret legal tools in urban development. [BL-4]
- Appraise planning legislation and land acquisition frameworks in India to assess their role in plan preparation, implementation, and governance. [BL-5]
- Evaluate professional roles, ethics, and responsibilities in planning practice to assess standards of conduct and service delivery. [BL-5]
- Appraise consultancy agreements, fee structures, and professional liabilities to assess ethical practice and risk management. [BL-5]

Content: 15 weeks (2 hours/week)

Total teaching hours: - 30 Hrs

Unit	Content	Teaching hours
I	Unit 1: Concept of Legislation Significance and Objectives of Legislation; Constitutional basis and provisions relating to land, its development and use; Overview of legal tools in various components of Urban Planning & Development.	7
II	Unit 2: Planning Legislation in India and Land Acquisition and Settlement Act Evolution of Planning Legislation in India; Types and description of various Acts- Town and Country Planning Acts, Improvement Trust Act, Urban Planning and Development Authorities Act- objectives, contents, procedures for preparation and implementation of regional plans, master plans and town planning schemes; Various Acts related to urban governance; land resources, environment protection, public participation in statutory process.; Land Acquisition and Settlement Act, Town and Country Planning Act, Other Acts related to Infrastructure – example:- NHAI, Port, Airport and Railways.	7

III	Unit 3: Professional Activities and Responsibilities Aims and objectives of professional institutes and bodies in planning; professional roles and responsibilities of planning consultants; professional ethics; responsibilities towards clients, fellow professionals and public; Scope of services for different projects.	8
IV	Unit 4: Consultancy Agreements and Implementation Consultancy agreements and safeguards; Fees and scales of professional charges; negotiation, liability, code of conduct, arbitration.	8

Self-Study:

Suggested

Readings/

References:

1. Kulshrestha S. K. (2012), Urban and Regional Planning in India: A Handbook for Professional Practice. Saga Publications, New Delhi.
2. Naseem Mohammad (2011). Environmental Law in India. Kluwer Law International, Netherlands.
3. Institute of Town Planners, India. (2003). Memorandum Articles of Association and Byelaws. New Delhi.
4. Ministry of Housing and Urban Affairs (2024): 'The Constitution (74th Amendment Act, 1992). Government of India, New Delhi.
5. Ministry of Panchayati Raj (2024). Government of India, New Delhi.
6. Shah Uttam Chand (2023). Planning Legislation covering Urban & Regional Planning and Environmental Laws in India. Notion Press, Chennai.