

UP112 LAND ECONOMICS AND LOCATION THEORY**Credits 2 (L=2, S=0, W=0)****INTERNAL ASSESSMENT (TERM WORK)****50 MARKS****UNIVERSITY EXAMINATION****50 MARKS**

FOCUS:

- Providing a Framework for understanding the dynamics of Land economics from a planner's point of view.

CONTENTS:

- Economic concept of Land; objectives & scope of Land Economics; Relevance of spatial planning to land economics.
- Economic principles of Land uses: economic rent, Land use & Land values, Market mechanism & Land use pattern
- Development of Land and Real property; process, cost of development, Sources of finance, financial calculations for private developer.
- Real property market: heterogeneity & imperfections; Valuation of Real property – Principles & practices, Private ownership and social control of land.
- Disposal of land, land development charges & betterment levy. Land use restriction; compensation & acquisition, Taxation of capital gain on land verses public ownership, economic aspect of land policies at various levels of decision-making.
- Factors influencing locational decisions, Analysis of Location of specific land uses like residential – industrial commercial & institutional in intra regional as well as inter – regional context.

ISSUES:

- Investigate methods for erecting a more sustainable future through effective Land economic policy decisions

METHOD:

- Extensive use of case studies to augment the student's ability to analyze proposed and current policies and programs in Land economics and Location Theory.

REFERENCES :

Sr. No.	Title	Author
01.	Dimensions of Land use Policy	K.S. Puri
02	Land use and Urban Form	Grant Ian Thrall
03.	Land Policy in Planning	National Litchfield Haim Darin Drabkin
04.	Land Readjustment	William A. Doebele
05.	The Politics of Location	Andrew Kirby
06.	Handbook for Real Estate Market Analysis	John M. Clapp.
07.	Land use and Living Space	Robin H. Best.
08.	Principles and Practice of Valuation	J.A. Parks 5 th Edition – Dr.D.N. Bannerjee
09.	Third International Conference on Valuation of Plant Machinery and Equipments	Centre for Valuation Studies - ISTAR