**M.Com . (Valuation of Real Estate)**

**CO’S: COURSE OUTCOMES**

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| **SEMESTER- I** | | |
|  | INTRODUCTION OF STATISTICS | On completion of this course students should be able to:   1. Elucidate the concept of variation and identify and pose statistical questions requiring investigation 2. Plan a statistical data investigation including identifying variables and measures and proposing a method of data collection that will answer the question posed. 3. Collect, manage and store statistical data ready for analysis. |
|  | BOOK – KEEPING & ACCOUNTANCY | By the end of this course, students should be able to:   1. Develop and understand the nature and purpose of financial statements in relationship⎯ to decision making. 2. Develop the ability to use the fundamental accounting equation to analyze the effect of⎯ business transactions on an organization's accounting records and financial statements. 3. Develop the ability to use a basic accounting system to create (record, classify, and⎯ summarize) the data needed to solve a variety of business problems. |
|  | LAW - I | On successful completion of this course, students will be able to:   1. Determine, explain and apply the principles of property law to resolve theoretical questions. 2. Analyse information from a wide variety of sources and experiences to answer complex legal questions in a principled manner. |
|  | ELEMENTARY SURVEYING | Upon completion of this course, the student will be able to:   1. Use basic surveying instruments. 2. Perform the duties of a member of a survey crew. 3. Perform the fieldwork for Civil Engineering design projects. 4. Perform the measurement, data reduction and adjustment of an elevation level loop. 5. Explain angle and distance measurement techniques and the various units used |
|  | PRINCIPLES OF ECONOMICS | On successful completion of this course, students will be able to:   1. Describe and explain how microeconomic models can be used to consider fundamental economic choices. 2. Describe and explain how macroeconomic models can be used to analyse the economy as a whole. 3. Describe and explain how government policy influences microeconomic choices and macroeconomic outcomes. 4. Interpret and use economic models, diagrams and tables and use them to analyse economic situations. |
|  | PRINCIPLES OF VALUATION REAL ESTATE | Upon successful completion of this course student will be able to:   1. Describe the principles of market analysis. 2. Define the principles of property transaction used to estimate property value. 3. Apply principles of market analysis to undertake property and land valuations responsive to the needs of diverse stakeholder requirements. 4. Apply income valuation mathematics to estimate current property market value. |
|  | TOWN AND REGIONAL PLANNING | On successful completion of the course students will be able to:   1. Analyse and document the social, economic and environmental issues affecting urban and regional planning at various spatial levels. 2. Identify and assess typical natural and cultural constraints affecting land development. 3. Describe basic legal concepts and processes affecting plan making and development assessment. |
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| **SEMESTER- II** | | |
|  | PRINCIPLES OF INSURANCE AND LOSS ASSESSMENT | Upon completion of the subject, students will be able to:   1. Identify what insurance is, why insurance works and how to determine insurance needs. 2. Explain insurance operation, including functions of insurance, insurance markets, insurance regulations and the use of insurance as a tool to avoid losses and reduce risk. 3. Familiarise themselves with major insurance products, such as life insurance, health insurance, property and liability insurance. |
|  | BUILDING CONSTRUCTION - I | By the end of this course, students should be able to:   1. Make acquainted about the characteristics of construction materials used in civil engineering/ Knowledge of properties of Civil Engineering materials. 2. Understand the role of various building and structural materials and products. 3. Understand all building technologies, work sequences involved, and the unambiguous quality of the specification writings. |
|  | BUILDING CONSTRUCTION - II | By the end of this course, students should be able to:   1. Familiarize about the characteristics of construction materials used in civil engineering/ Knowledge of properties of Civil Engineering materials. 2. Realize the role of various building and structural materials and products in the making of any built environs is absolutely essential. 3. Realize all building technologies, work sequences involved, and the definite quality of the specification writings. |
|  | LAW -II | Upon completion of the programme students will  Impart understanding of the issues and challenges in land acquisition; enhance skills in socio-economic surveys, consultations, data collection, planning land acquisition and rehabilitation and resettlement plan. |
|  | LAW- III | On successful completion of this course, students will be able to:   1. Determine, explain and apply the principles of property law to resolve complex problems and theoretical questions. 2. Analyse, evaluate and combine information from a wide variety of sources and experiences to answer complex legal questions in a principled manner. 3. Apply property law to complex problems and critically examine its operation from a range of cultural, theoretical and social perspectives. |
|  | PRINCIPLES OF RATING | On successful completion of the course students will be able to:   1. Understand the legal concepts of statutory valuations, including rating and taxing, valuation of land Act, role of court and expert witness, specialist valuations, compulsory acquisition, resumption and compensation. 2. Able to prepare a statutory report for a rating or specialist valuation. 3. Able to prepare a compensation report for resumption. |
|  | VALUATION OF REAL ESTATE - I | On successful completion of this course students should be able to:   1. Discuss economic and property theory in relation to land use, location and land value. 2. Identity legislative issues that impact on residential property investment. 3. Explain valuation methodologies. 4. Demonstrate an understanding of property management theory and practice. |
|  | URBAN LAND ECONOMICS | Upon successful completion of this course, you will be able to:   1. Apply key urban economic theories and demonstrate how they have an impact on land use and land rent in a local and global context. 2. Analyse how property market cycles impact on supply and demand in the determination of rents and prices. 3. Interpret how the environment, social impacts, transportation, and urban congestion impact on the urban growth, decay and regeneration of cities. 4. Logically communicate the consequences for real estate markets of changes in transport technology, population growth rates and demographics. |
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| **SEMESTER- III** | | |
|  | BUILDING CONSTRUCTION - III | By the end of this course, students should be able to:   1. Familiarize about the characteristics of construction materials used in civil engineering/ Knowledge of properties of Civil Engineering materials. 2. Realize all building technologies, work sequences involved, and the definite quality of the specification writings. 3. Get acquainted with technical part of Quantity surveying of materials, labour, time and services and other facilities required for any built project., Rate analysis, Estimation and also the tender process, bill of quantities of executed works etc. |
|  | ENVIRONMENTAL STUDIES | Students who successfully complete a major in Environmental Science are expected to be able to:   1. Articulate the interdisciplinary context of environmental issues. 2. Identify and justify key stakeholders in humanities and social sciences that need to be a part of sustainable solutions. 3. Formulate an action plan for sustainable alternatives that integrate science, humanist, and social perspectives. |
|  | MAINTENANCE & REPAIRS OF BUILDING & DILAPIDATION | By the end of this course students will have the capability/knowledge of :   1. Various distress and damages to concrete and masonry structures. 2. The importance of maintenance of structures, types and properties of repair materials etc. 3. Assessing damage to structures and various repair techniques. |
|  | REAL ESTATE MANAGEMENT | At the end of the course, students should be able to:   1. Describe the nature and valuation of real estates. 2. Discuss sources of financing and investing in real estates. 3. Describe various types of commercial mortgages. |
|  | REPORT WRITING | On successful completion of this course students should be able to:   1. Prepare convincing written and oral arguments for a legal audience. Work cooperatively and communicate effectively as part of a team. 2. Exercise appropriate professional judgement and interact appropriately with peers in group work undertaken in an academic environment. 3. Identify and analyse cultural, theoretical and social factors impacting on property law. 4. Reflect on individual capacity to effectively undertake work as a member of a team, and use feedback to improve teamwork and other skills. |
|  | VALUATION OF REAL ESTATE-II | On successful completion of this course students should be able to:   1. Discuss economic and property theory in relation to land use, location and land value. 2. Identity legislative issues that impact on residential property investment. 3. Explain valuation methodologies. 4. Apply discounted cash flow. 5. Demonstrate an understanding of property management theory and practice. |