



Department of Planning,
Lecture Plan, Odd Semester, AY 2025-26

Name of Course: **Bachelor of Planning, UG**

Subject Name:	Urban Finance (PLN413)
Year & Sem:	IV Year and VII Semester
Course Duration:	20-07-2026 to 11-11-2026
Course Coordinator:	Dr. P Prasanth Vardhan
Number of Credits:	03
Subject Category:	Theory
Total Periods/Week:	03
Internal Assessment	50
End Evaluation	50
Total Marks	100
Total No. of Internal Assessment & Mode	3 Internal Assessments (including mid-term examination) Assignment, closed-book examination and group work.

Subject Objective: To impart the technical skill sets on urban finance and knowledge on provisions in the Constitution along with non-conventional sources of finance and concepts

Week	Lecture / Session Topic (Teaching-Learning Objective aimed)	Session Mode	Reference/ Suggested Readings
Week 1 (Starting July 20)	Principles and composition of income and expenditure of urban local bodies; Taxation and user charges; Inter-governmental fiscal relations	Lecture	1.Sridhar, K. S., & Mathur, O. P. (2009). <i>Costs and Challenges of Local Urban Services: Evidence from India's Cities</i> . Oxford University Press. Chapter 3. 2.Mukherjee, A. (2022). <i>Report on Municipal Finances</i> . Reserve Bank of India (RBI). 3.Vidyadhar K.Phatak (2014). <i>Report on Land Based Fiscal Tools and Practices for Generating Additional Financial Resources</i> . MOUD
Week 2 (Starting July 27)			
Week 3 (Starting Aug 03)	Powers and resources of local governments, constitutional provisions; CFC and SFC, Index of decentralization; Limitations and revenue enhancements	Lecture	
Week 4 (Starting Aug 10)	Expenditure control methods and mechanisms; Assistance from foreign donors and multi-national agencies; Alternative funding sources (IA-1)	Lecture	
Week 5 (Starting Aug 17)	Types of partnership approaches, BOT, BOOT, BOLT etc.	Lecture	
22 Aug-5 Sep, 2025	Field Work		
Week 8 (Starting Sep 7)	Pricing of services; Market access; Municipal Bonds; Pooled finance and prerequisite conditions for accessing non-traditional funds.		4.MoUD (2008), <i>Toolkits on Pooled Finance Development Scheme</i> . Toolkit 1 & 2. 5.MoUD, <i>Value Capture Finance Policy Framework</i> . 6.MoHUA(2025). <i>Operational Guidelines for Urban Challenge Fund</i> .
Week 9 (Starting Sep 14)	Land value capture; Land extractions. Resources based on achievement of urban reforms. City's challenge fund		
Week 10	Mid- Semester Assessment week (IA-2)		



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(Starting Sep 21)			
Week 11 (Starting Sep 28)	PT reforms and monetization of public assets	Lecture	7.High-Powered Expert Committee (HPEC). (2011). <i>Report on Indian Urban Infrastructure and Services</i> . MoUD. GoI 8.National Institute of Urban Affairs (2010) <i>Best Practices on Property Tax Reforms in India</i> . (RESEARCH REPORT) 9.MoUD (2009). <i>Manual on Municipal Asset Valuation</i> . MOUD 10. Sachitanandan, A.N. (2004). <i>Reading Material on Project Formulation and Appraisal</i> . ITPI 11. MoHUA (2020). <i>Municipal Performance Index</i> . ASSESSMENT FRAMEWORK
Week 12 (Starting Oct 05)	Institutional capacity enhancement, accounting and budgeting,	Lecture	
Week 13 (Starting Oct 12)	Asset management, receivables management, Cost centre approach;	Lecture	
Week 14 (Starting Oct 19)	Computerisation as a tool for resource enhancement. Role of Management Information Systems	Lecture	
Week 15 (Starting Oct 26)	Plan forms and indices; Financial operating plan, city corporate plan;	Lecture	
Week 16 (Starting Nov 02)	IA-3	Lecture	
Week 16 (Starting Nov 09)	Development of urban indicators; Impact fee, subsidies and Betterment levy	Lecture	

Details of Internal Assessments

Tentative Date/Week of the Assessment	Mode of Assessment	Marks of the Assessment
<u>Week 4</u>	<u>Assignment</u>	<u>15</u>
<u>Week 10</u>	<u>Close Book Examination</u>	<u>20</u>
<u>Week 16</u>	<u>Assignment/Group Exercise</u>	<u>15</u>

Reference books:

- 1.Reserve Bank of India. (2024). *Report on municipal finances: Own sources of revenue generation in municipal corporations: Opportunities and challenges*. Reserve Bank of India, Mumbai.
- 2.Sridhar, K. S., & Mathur, O. P. (2009). *Costs and Challenges of Local Urban Services: Evidence from India's Cities*. Oxford University Press.

Note:

1. Any other closed holidays as declared by SPAV shall supersede the above lecture plan. Holidays shown above may alter as per Notice from time to time.
2. Assessment Sessions may be re-scheduled, with prior intimation.
3. Reading lists provided is not exhaustive and is subject to addition – students are advised to follow progression of class to keep abreast of the new reading lists, if any.

Signature of the Faculty