

**Gandhinagar Institute of Valuation Studies (GIVS)**

**Post Graduate Program in Valuation**

Master of Science (Valuation – Real Estate)

Master of Science (Valuation – Plants & Machinery)

**Academic Regulations**

**R.1 ADMISSION:**

- A candidate for admission to the post-Graduate degree programme for M.Sc. (Valuation - Real Estate)/ M.Sc. (Valuation – Plants & Machinery) must have passed the bachelor's degree Examination preferably in commerce, science, engineering, architecture, mathematics, statistics, economics, law, management and agricultural science of this University or an examination recognized as equivalent thereto. [Such as Section A & B Examination conducted by the Institution of Engineers (India) and Section A & B of Association Membership Course conducted by The Institution of Mechanical Engineers (India)].
- A student who has passed qualifying examination from any other University or examining body and is seeking admission to this programme must produce an eligibility certificate from **this University**.

**R.2 PROGRAMME OF STUDY:**

- A student shall follow at a time any one of the prescribed programmes set out in the programme of study enclosed at Annexure – I.

**R.3 EXEMPTIONS:**

- A candidate shall be eligible for exemption(s) for the subjects studied at the bachelor's degree Examination or at the Post Graduate Degree Examination. Exemptions shall be subject to approval by the Head of the GIVS and Vice Chancellor (Provost) of this University.

**R.4 REGISTRATION**

- To earn subject credits in a semester a student must register for the subjects at the commencement of the semester.
- A student shall not be permitted to attend any classes without completing his registration formalities. The registration formalities must be completed by the student in person or on e-Governance software of the Gandhinagar University.

**R.5 REQUIREMENTS FOR REGISTRATION**

- A student can register for a subject provided following conditions are satisfied:  
The student has successfully completed the pre-requisites for the subject, and the subject is being offered in the semester.
- If a student is required to repeat one or more subjects due to inadequate performance, it is essential that he/she must register for these subjects in the earliest following semester in which the courses are offered.
- Any registration which violates the above requirements will automatically be cancelled and grades obtained, if any, shall be withdrawn.

**R.6 ASSESSMENT OF STUDENT PERFORMANCE IN SUBJECTS**

- Grading in each subjects are assigned based on earned marks. The performance of a student in a subject is judged through (i) Continuous Internal Evaluation of theory and (ii) End-Semester Theory Examinations. The minimum passing criteria in the end-semester theory examination (60 marks) in each subject is 40 %.
- Continuous internal evaluation component (40 Marks) may be done through written tests (MSE/RMSE) and/or quizzes, Seminar, carry-home exercise etc.
- The overall passing criteria in theory is 50% from total marks (100 marks).
- **External Viva-voce, Project Work and Dissertation** will be conducted only at the end of the respective semester by the University and overall passing (out of total marks) will be 50%.

**R.7 EXAMINATIONS**

- The end-semester examinations for all subjects offered in each semester of an academic year will be conducted by the University.
- No student shall be permitted for the end semester examination if he/she has not completed the required term work as per the rules and regulations in force.
- The ratio between the external and internal theory assessment will be **60:40**.

**R.8 LETTER GRADES**

- The overall performance of a student in a course is represented by a letter grade with equivalent grade points as below:

<b>AA</b>	10	<b>CC</b>	06
<b>AB</b>	09	<b>CD</b>	05
<b>BB</b>	08	<b>DD</b>	04
<b>BC</b>	07	<b>FF</b>	00

A subject is completed successfully, i.e., credit is earned for a subject, when a letter grade **DD** or better is obtained in the subject.

**R.9 FAILURE IN A SUBJECT**

- A student does not earn any credit for a subject when he/she gets a letter grade FF in the subject.
- The letter grade FF obtained in a subject will be shown in the final transcript issued to the student whether he/she subsequently obtains another letter grade in a repeat attempt.

**R.10 PERFORMANCE EVALUATION (SGPA AND CGPA)**

- The student's performance in a semester will be indicated by the semester grade point average (SGPA). The SGPA and CGPA (Cumulative grade point average) are calculated as below.

$$SGPA = \frac{\sum_{i=1}^n C_i G_i}{\sum_{i=1}^n C_i}$$

Where  $C_i$  is the number of credits of the course  $i$ ;  $G_i$  is the grade point for the course  $i$ ; where  $i=1$  to  $n$ ,  $n$ = number of courses in a semester.

Performance at the end of two or more consecutive semesters will be indicated by the CGPA. CGPA is calculated as below.

$$CGPA = \frac{\sum_{i=1}^n C_i G_i}{\sum_{i=1}^n C_i}$$

Where  $C_i$  is the number of credits of the course  $i$ ;  $G_i$  is the grade point for the course  $i$ ; where  $i=1$  to  $n$ ,  $n$ = number of courses of all semesters up to which CGPA is computed.

#### **R.11 DISCONTINUATION FROM REGULAR STUDY**

- Students who are having more than **4 backlog** up to the current semester excluding immediate previous semester are not eligible to continue study till the said criteria is fulfilled.
- In such case student shall not be permitted for regular study of concerned next semester.

#### **R.12 REPEAT SUBJECTS**

- A Subject which usually accounts for a higher rate of failure may be offered again as a repeat subject or subjects as the case may be in the following semester.
- Repeat subjects are not offered to students as a matter of right. These subjects are offered subject to the availability of manpower and other facilities.

#### **R.13 REQUIREMENTS FOR THE AWARD OF DEGREE**

**To be eligible for award of the degree,**

- Total of at least **84** and **90** credits for Real Estate and Plants and Machinery respectively as prescribed under the programme of studies with (subject to exemption granted for credits).
- A minimum Cumulative Grade Point Average (CGPA) of 4.00.
- No course with letter grade FF.
- A student who for whatever reason is not able to complete the programme within the normal period or the minimum duration prescribed for the programme, may be allowed two years period beyond the normal period to clear the backlogs to be qualified for the degree.

The general formula, therefore should be as follows:

- a. **Time Span = N + 2years** for the completion of the programme.

Where N stands for the normal minimum duration prescribed for the completion of the programme.

- b. In exceptional circumstances a further extension of one more year may be granted upon the representation to Honourable Vice Chancellor (Provost) stating the reason for extension request with supporting documents.
- c. During the extended period student shall be considered as private candidate and also not eligible for ranking.

#### **R.13 AWARD OF CLASS**

- The class awarded to a student with his Master of Valuation degree is decided by final **CGPA** as under.

**DISTINCTION - CGPA  $\geq$  7.5**

**FIRST CLASS - CGPA  $\geq$  6.0**

**SECOND CLASS - CGPA  $\geq$  5.0**

**PASS CLASS - CGPA  $<$  5.0**

**R.14 TRANSCRIPT:**

- The Transcript issued to the student at the time of leaving the University will contain a consolidated record of all the courses taken by him, grades obtained, **SGPA, CGPA** etc.

**R.15 ATTENDANCE:**

- A Student will be required to attend at least 75% of the total theory lectures organized in each subjects during the semester.

The subjects to be covered in the syllabi of M.Sc. (Valuation - Real Estate)/ M.Sc. (Valuation – Plants & Machinery) are given at Annexure 1.

**Annexure 1:**

M.Sc. (Valuation - Real Estate)	Credit	M.Sc. (Valuation – Plants & Machinery)	Credit
<b>Subjects</b>		<b>Subjects</b>	
<b>First Semester</b>	<b>24</b>	<b>First Semester</b>	<b>24</b>
Principles of Valuation RE	4	Principles of Valuation PM	4
Bookkeeping and Accountancy	4	Bookkeeping and Accountancy	4
Economics	4	Economics	4
Laws -General	4	Laws -General	4
Valuation Statistics	4	Valuation Statistics	4
Surveying & Engg. Drawing	4	Surveying & Engg. Drawing	4
<b>Second Semester</b>	<b>24</b>	<b>Second Semester</b>	<b>24</b>
Valuation of Real Estate-I	4	Machine Tools & Equipment	4
Management of Real Estate	4	Insurance & loss Assessment	4
Insurance & loss Assessment	4	Valuation of Plants & Machinery-I	4
Building Technology	4	Industrial processes I	4
Law-Real Estate	4	Legal Study	4
Professional Ethics and Standard	2	Professional Ethics and Standard	2
<b>Third Semester</b>	<b>24</b>	<b>Third Semester</b>	<b>24</b>
Valuation of Real Estate-II	4	Valuation of Plants & Machinery-II	4
Environmental Issues in Valuation	4	Environmental Issues in Valuation	4
Maintenance, Repair & Dilapidation	4	Valuation of Plants & Machinery-III	4
Report Writing	2	Report Writing	2
Finance & Business Management	4	Finance & Business Management	4
Town & Regional Planning	4	Town & Regional Planning	4
Seminar/Group Discussion	2	Seminar/Group Discussion	2
<b>Fourth Semester</b>	16	Seminar/Group Discussion	2
Dissertation	<b>16</b>	<b>Fourth Semester</b>	<b>16</b>
		Dissertation	16
<b>Total Credits</b>	<b>88</b>		<b>88</b>