



GHRDC Ranking-2025
8th National Level
1st Regional & State Level



2025 Onwards



1st Cycle - 2023



Estd. 2014



In Mumbai

2 years Full-Time Program

M.ARCH.*

REAL ESTATE DEVELOPMENT

Affiliated to **University of Mumbai** (Autonomous Program)
Approved by COA New Delhi, DTE & Govt. of Maharashtra



FAQs Masters in Architecture (Real Estate Development)

INDEX

1.	Program Outline related	2
2	Admissions and Eligibility	5
3	Recognition of Degree and Admission reservations	6
4	Curriculum and Course Structure	7
5	Career Opportunities	10
6	Program Format and Duration	13
7	Faculty and Research	14
8	Tuition and Financial Aid	14
9	Program Specifics	15
10	Curriculum and Skills	18

FAQs Masters in Architecture (Real Estate Development)

Program Outline related

1. What is the vision of the program?

- To **bridge the gap between industry needs and academic excellence** by aligning with national and international building industry standards.
- Focuses on **preparing professionals equipped to innovate in the areas of sustainable real estate practices, smart urban solutions, and affordable housing**, with an emphasis on contemporary trends such as green architecture and smart city infrastructure.
- The program emphasizes the **synergy between global practices and local needs**, equipping students to work on projects that address the specific challenges of the Indian real estate market, particularly within the context of Mumbai's rapid urbanization and real estate challenges as a case study, while also being prepared to make an impact on the international stage.
- At the master's level, the education is designed to **develop professionals with contemporary skills and techniques in the specialized field of real estate development**.
- Students will be trained to **apply modern architectural concepts and integrate sustainable design, energy conservation, and efficient resource usage** into their real estate projects.
- The curriculum also emphasizes understanding the role of **designing structures with precise construction details and selecting the most suitable materials** while addressing sustainability, environmental concerns, and urban regeneration.

2. What are the defined aims and objectives of the program?



Following are the aims and objectives enlisted from the program:

1. Bridging the Skill Gap

- Address the shortage of skilled professionals
- Train future leaders in real estate

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2. **Managing Complexity in Real Estate**
 - Navigate regulations & stakeholder expectations
 - Balance financial, environmental, and social factors
3. **Integrating Sustainability**
 - Energy-efficient & resource-conscious designs
 - Green building certifications & urban impact mitigation
4. **Leveraging Advanced Technologies**
 - Training in BIM, GIS, and data analytics
 - Enhance project efficiency & cost management
5. **Financial Literacy & Market Analysis**
 - Real estate finance & investment strategies
 - Market analysis & risk management
6. **Strengthening Stakeholder Management**
 - Negotiation & collaboration with key stakeholders
 - Policy advocacy & project decision-making
7. **Addressing the Indian Real Estate Market**
 - Understanding market regulations & challenges
 - Focus on Mumbai's real estate landscape

3. What are the trajectories that this program can lead to in future?

The Post graduates from the program can seek career opportunities in following areas:

1. Real Estate Development Companies:

Graduates of the program could work with leading real estate development companies in Mumbai, such as Godrej Properties, Oberoi Realty, and Hiranandani Developers.



2. Consulting Firms:

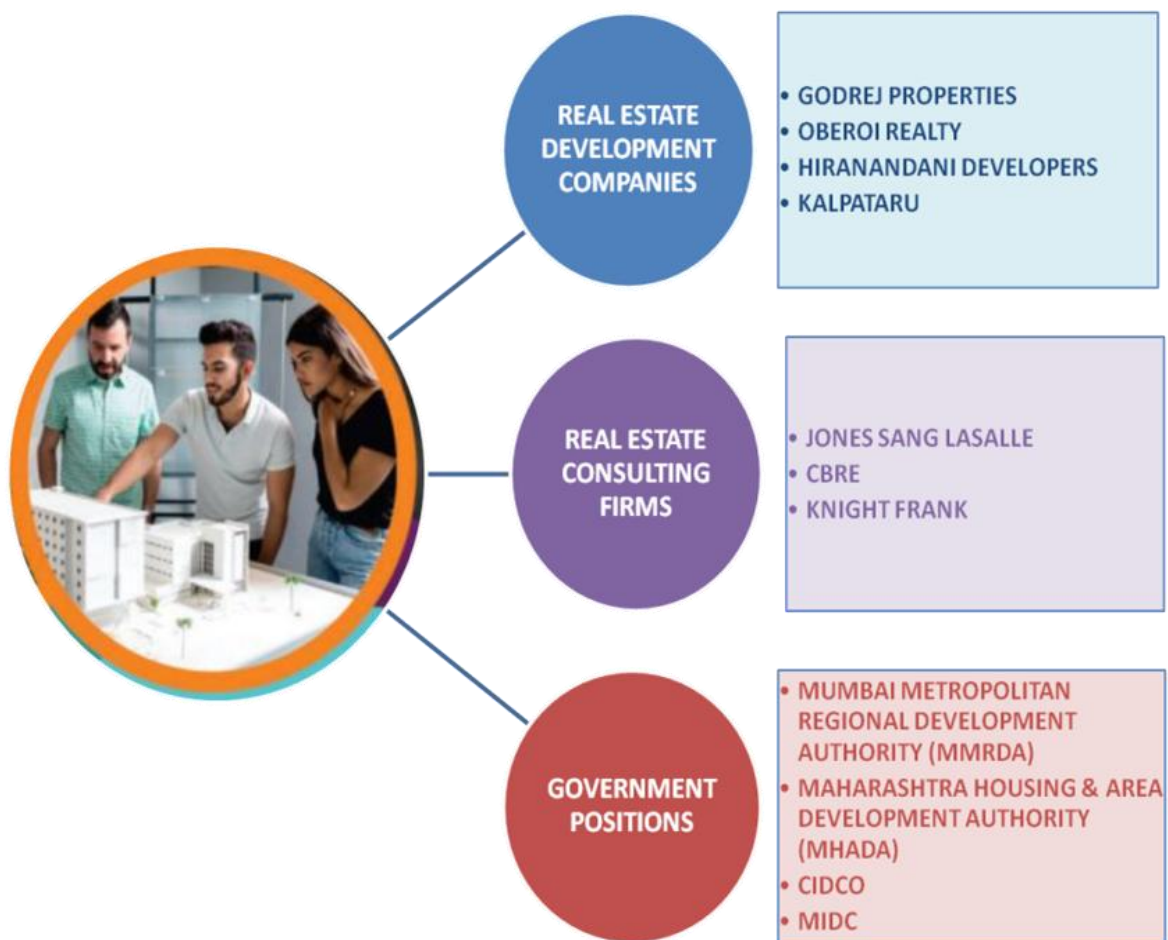
Graduates could also work with consulting firms that specialize in real estate, such as Jones Lang LaSalle, CBRE, and Knight Frank.



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3. Government Agencies:

Graduates could work with government agencies responsible for urban planning, housing, and infrastructure development, such as the Mumbai Metropolitan Region Development Authority (MMRDA) and the Maharashtra Housing and Area Development Authority (MHADA).



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Admissions and Eligibility

1. What are the eligibility criteria for admission to the Master's program in Real Estate Development?

- Candidates seeking admission to the first semester of the four semesters M. Arch (Real Estate Development) Degree Program: should have **compulsorily passed the B. Arch. or equivalent degree program with minimum 50% aggregate marks or equivalent CGPI** as prescribed by the Council of Architecture, New Delhi (COA).
- Candidates seeking admission **should have passed PGETA (entrance test for post graduate Architecture by COA)** or any other equivalent test at graduate level and have a valid score as prescribed by the COA/ UGC / Govt. of India from time to time.

2. What documents are required for the application process?

Following Documents shall be mandatory at the time of application:

- **All Semester Marklist** of the Graduation Program.
- **Passing Certificate.**
- **Leaving Certificate and Migration Certificate.**
- Valid **PGETA score card** of the exam conducted by Council of Architecture, New Delhi.
Proof of **Indian nationality**
- **Domicile Certificate**
- **Caste and Caste validity** certificate as per applicability,
- **Family Income Certificate**
- **Affidavits** if any for gap or any other purposes
- **Any other document** as deemed necessary by the State CET Cell.

3. Can I apply with a non-related undergraduate degree?

The program is a **2 year full time Masters Degree program** in Architecture **approved by the Council of Architecture*** and thus as per the eligibility criteria **only** Graduates from the stream of Architecture with a **Bachelors in Architecture or equivalent are eligible** for admission to the program.

It may be noted that though the program includes multidisciplinary inputs, the course content, pedagogy, prerequisite skill sets and the program outline are designed for the specialized requirements of graduates from Architecture stream.

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Recognition of Degree and Admission reservations

1. Is M.Arch Degree courses offered by TSAP recognized by University and Council of Architecture?

Masters in Architecture (Real Estate Development)* is affiliated with NAAC A++ University of Mumbai* and approved by the Council of Architecture, New Delhi* from the Academic Year 2025-26 with an intake of 20.

2. Being an Autonomous program will it be considered equivalent to a regular program affiliated to University of Mumbai.

Institutions that have a long standing of over 10 years with proven academic excellence, well equipped infrastructure, recognized by UGC under Section 2f of UGC Act along with NAAC accreditation are eligible for autonomy. The institutions meeting these statutory conformities are conferred with autonomous status by UGC New Delhi and the affiliating University.

The Autonomy authorizes the Institution with the flexibility to frame their own course curriculum and program conduct by forming their independent board of studies, academic council.

3. How is an Autonomous Affiliated Institutional Program different from an non Autonomous program?

Autonomous programs offer advantages like greater curriculum flexibility, tailored to industry needs, and potentially simpler admission processes compared to non-autonomous programs, where the curriculum and admission processes are typically dictated by the university. Additionally, autonomous programs can often boast better faculty and resources, leading to higher quality education and enhanced employability.

4. What is the Intake Capacity of M.Arch. (Real Estate Development) & any reservations applicable?

The intake capacity of the program is 20 Seats. Following is the breakup of seat distribution:

Sr. No.	Category	Seats	Remarks
1	Open	05	24% Seats are Open Seats It includes, Home University, Other than Home University and All India Candidature.
2	Minority (Hindi Linguistic)	11	51% Seats are reserved for minority quota In case of absence of Hindi Linguistic Candidates, the Seat is offered to other linguistic candidates and other religious candidates in subsequent CAP rounds and finally if any vacancy remains they are allotted to open candidates.
3	Institute Level	04	20% seats are reserved For Institute level candidates The allotment of seats is purely on inter se merit basis as per the guidelines of state CET Cell.

The Seat distribution table shall be as per Seat CET Cell.

FAQs Masters in Architecture (Real Estate Development)

Curriculum and Course Structure

1. What are the core courses offered in the program?

The Syllabus is designed to support following courses apart from the toolkit program offered at the beginning of the program as a skill gap training in the areas that impact the learning's of the Real Estate Development and Management.

1.0 Studio Based Courses:

- Real Estate Development I, II & III
- Dissertation

2.0 Theory Based Courses:

Group-1	Group-2	Group-3
<ul style="list-style-type: none">• Introduction to Real Estate Development & Design• Urban Development Process & policy• Re-Enterprising the City• Real Estate Finance & investment	<ul style="list-style-type: none">• Research Methodologies & built Environment• Legal Framework of Real Estate• Housing & project Dynamics	<ul style="list-style-type: none">• Valuation & Arbitration• Sustainability & resilience in Real estate.

3.0 Electives Based Courses: Group 1 & 2 (Mooc based)

4.0 Workshop/ Lab Based Courses: Skill Development

5.0 Professional Internship: Industry immersion program

2 Are there any electives or specializations available?

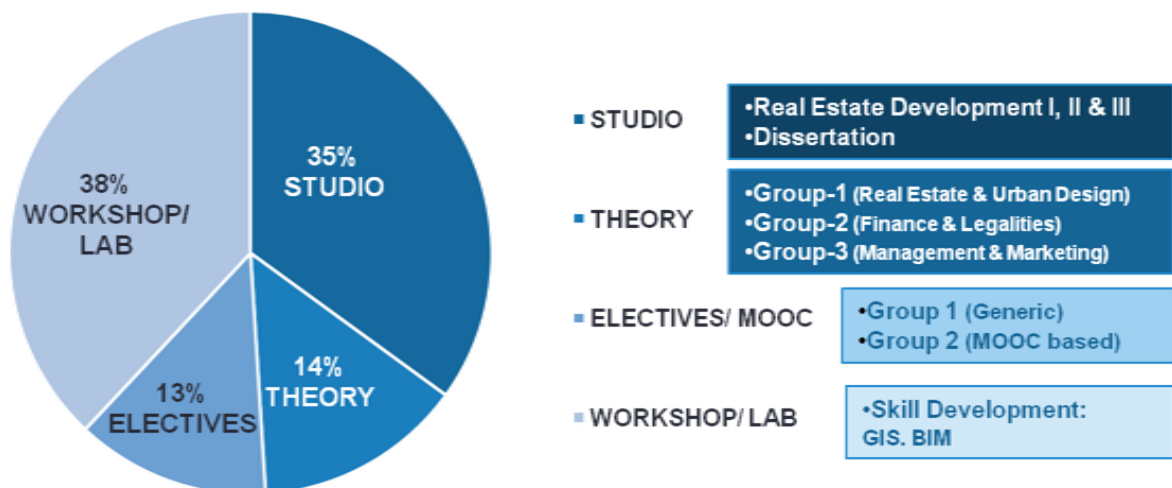
The program offers pool of electives to choose from the following domains:

- Finance
- Urban Design & Planning
- Project Management
- & other allied areas

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3. How is the program structured (e.g., lectures, case studies, projects)?

WEIGHTAGE OF COURSES



The course structure is as follows:

- The Program has a curriculum and syllabi consisting of **elective and studio**.
- General core courses comprising **Research Methodology and Advanced Design Studio**.
- Focus Areas in **Sustainable Architecture** and **Real estate and Housing Design** Advanced **Elective courses** for specialization from any of the focus areas.
- **Research based course** such as **Field Studies, Dissertation**.
- There shall be a certain minimum number of core elective courses that can be opted by the student.
- The blend of different courses is so designed that the student, at the end of the Program, would have been trained not only in their relevant focus area but also would have developed as an **Environment conscious** and **socially responsible** human being.
- Each semester curriculum shall normally have a **blend of Theory, elective, studio/ Dissertation courses**.
- **INDUSTRY EXPOSURE :**
 - **SITE VISITS:** Site Visits & immersion programs shall be organized by the institute to make the students aware of the latest trends in real estate.
 - **INTERNSHIP:** The practical training through Industrial Exposure of minimum 6- 8 weeks duration.

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PROGRAM PEDAGOGIES



Immersive Case Studies



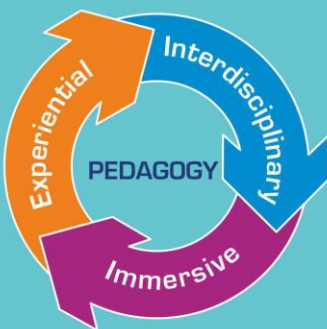
Real-World Project-Based Learning



Experiential Gamification



Interdisciplinary Collaboration



Industry Mentorship



Capstone Projects



Simulation Based Learning



Industry Visits

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Career Opportunities

1. What career paths can I pursue after completing the program?

The Career Trajectories on completion of the program include following domains:

1. Real Estate Development & Project Management

- **Real Estate Developer** - Oversee property development from land acquisition to project execution.
- **Project Manager (Real Estate & Construction)** – Manage timelines, budgets, and stakeholder expectations.
- **Urban Development Consultant** – Work on large-scale urban renewal and infrastructure projects.

2. Sustainable & Smart Development

- **Sustainability Consultant (Green Buildings)** – Ensure compliance with green certifications (LEED, IGBC).
- **Smart City Planner** – Integrate technology with urban development for smart, efficient cities.
- **Environmental Impact Analyst** – Assess and mitigate the environmental impact of real estate projects.

3. Financial & Market Analysis in Real Estate

- **Real Estate Investment Analyst** – Evaluate market trends and investment opportunities.
- **Property Valuation Expert** – Assess real estate value for banks, investors, or government bodies.
- **Risk & Asset Manager** – Analyze risks in real estate investments and manage portfolios.

4. Technology & Digital Tools in Real Estate

- **BIM/GIS Specialist** – Apply digital tools for design, planning, and construction efficiency.
- **PropTech Consultant** – Work on AI, blockchain, and IoT-based solutions for real estate.
- **Data Analyst (Real Estate & Infrastructure)** – Use data analytics for market predictions and project feasibility.

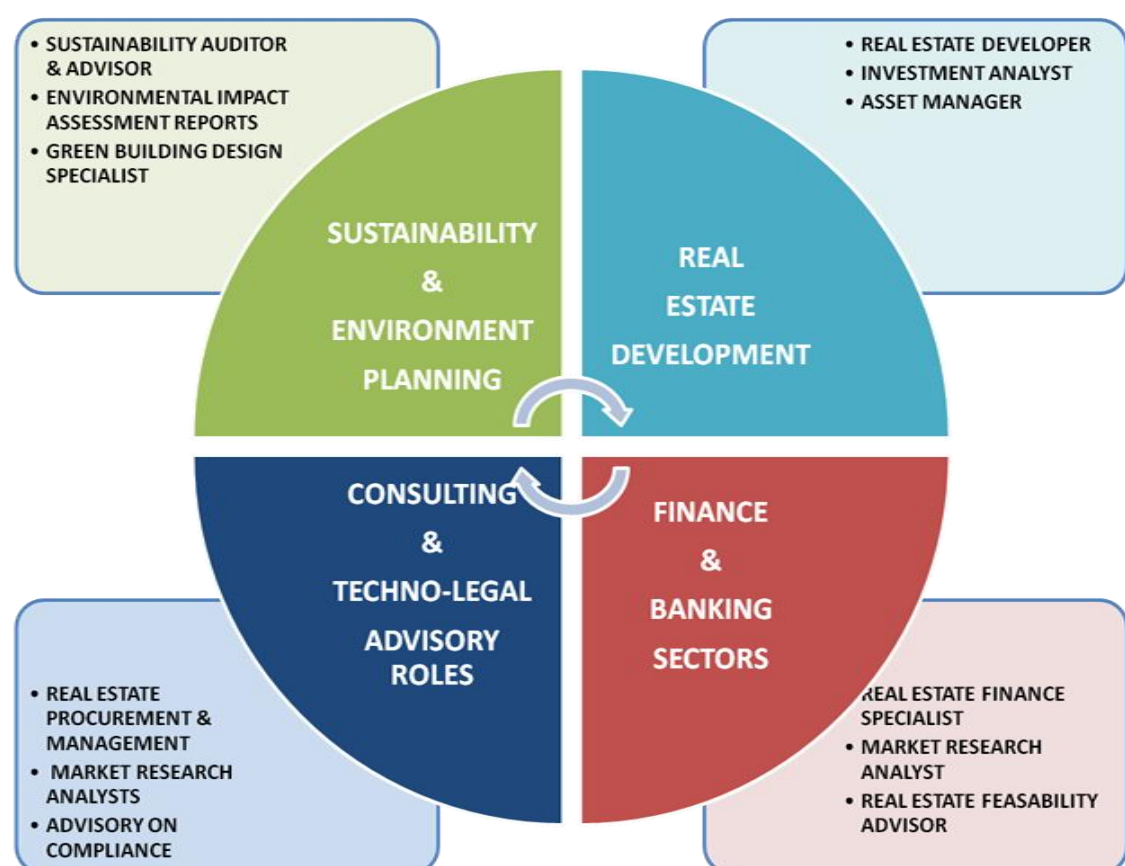
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5. Regulatory & Stakeholder Management

- **Real Estate Policy Advisor** – Work with government agencies on land use, urban policies, and housing laws.
- **Public-Private Partnership (PPP) Consultant** – Facilitate large-scale infrastructure projects with mixed funding.
- **Real Estate Legal Consultant** – Specialize in property law, regulatory compliance and contracts.

6. Specialization in Indian Real Estate Market

- **Affordable Housing Specialist** – Address urban housing shortages and sustainable development.
- **Urban Infrastructure Planner** (Mumbai & Other Metro Cities) – Plan large-scale urban expansion projects.
- **Land Acquisition & Redevelopment Consultant** – Navigate complex land laws and redevelopment projects.



FAQs Masters in Architecture (Real Estate Development)

2. Are there any industry partnerships or job placement services?

The Institution has memberships and collaboration with Industry leaders that have a significant role in the development of the syllabus content and partnered with the Institution for Knowledge delivery. Some of the Institutional tie ups include membership of Council of Tall Buildings in Urban Habitat (CTBUH), Fire Safety Association of India (FSAI), Maharashtra Chamber of Housing Industry (MCHI), Indian Green Building Council (IGBC) and United Nation Academic Impact (UNAI).



3. Can I expect networking opportunities with professionals in the field?

The Industry immersion program in the form of **internship is embedded in the program**. The program is driven by the stalwarts in the industry and is an **industry ready program**. The program opens a Pandora box of opportunities for the graduates in a variety of fields from core to the wider domains of multiple specialties. The choice of **electives** offered by the program and the alignment of syllabus **leading to various industry validated certifications** are designed to provide immersion opportunities in the profession.

FAQs Masters in Architecture (Real Estate Development)

Program Format and Duration

1. Is the program offered full-time or part-time?

This is a **2 Year Full Time (regular) Program**.

The prescribed credits required for the award of the degree is as Specified below.

PROGRAM	MANDATORY CREDITS
M. Arch.(Real Estate Development)	85

2. What is the duration of the program?

The program is a **2 Year full time program** with **four semesters of 18 working weeks (90 Days)** each. A student is generally expected to complete the M. Arch (Real estate Development) Full-Time Program within 4 semesters (two academic years) of 18 working weeks (90 Working days) each, including preparation and semester end examinations.

The full-time **PG program shall be completed in a maximum period of 3 years by a candidate** however in special circumstances a candidate may be granted an extra 1 year by the institution to complete the program. This shall be given only once to the candidate and treated as zero year

3. Are there any online or hybrid options available?

A part of the program's select group of electives is offered under the Massive Open Online Course, allocated with credit weightages, however **more than 90% of the program remains in the offline mode**. This is a program that requires **face to face interaction** and **peer interaction** based learning. The students are expected to develop **field based learning**, by **visiting sites**, **interacting with stakeholders** and **developing interpersonal skills** that are essential part of the graduate attributes, that are only possible through **interactive. participative and experiential learning**.

4. What are the timings of the program?

Each Semester is having 22-24 credits and thus requiring a weekly requirement of minimum 24 hours on campus training. These are going to be covered in the format of a five day week sessions with essentially morning sessions and with weekend special sessions of guest lectures, seminars or visits.

THE PROGRAM INVOLVES INTENSIVE COURSE CONTENT AND SHALL HAVE REGULAR WEEKLY SESSIONS WITH MANDATORY ATTENDANCE.

5. Can the program be pursued by working professionals

The program though is rigorous, it prefers participants that are working professionals, the content of the program is industry driven and its most likely to benefit the professionals working in the industry with their current job roles as well as.

WORKING PROFESSIONALS CAN GAIN WAIVER IN SOME COURSE WORK IF IT ALIGNS WITH THE CURRICULUM CONTENT.

FAQs Masters in Architecture (Real Estate Development)

Faculty and Research

1. Who are the faculty members, and what are their areas of expertise?

The **faculty for the program** are from **variety of backgrounds**, the expertise are from the field of Urban Design, Urban Planning, Environmental Architecture, Finance, Marketing, Management, Law and Project Management. There are industry experts participating in the conduct of guest sessions.

2. Are there any research opportunities or projects available?

Research is embedded in the core curriculum and use of various tools and techniques part of the program. The Students are assigned areas of **project work** that are **in real time** invested in the **market study** and shall require **development of analytical skills**.

3. How does the program stay current with industry trends and developments?

The **immersion program**, **investigation and interaction with stakeholders**, **survey of market**, **reading** of newspapers, magazines, policies, **participation in panel discussions, conclaves, market analysis, reviews** and other **experiential learning activities**.

Tuition and Financial Aid

1. What is the tuition fee for the program?

The tuition fees shall be as per the fees fixation by the FRA for the batch.

(The fees for the First year shall be at par with the prevailing fees for similar M.Arch. programs in the City). ***(Approximately 1,15,000/- per year, subject to final approval from FRA).***

2. Are there any scholarships, grants, or financial aid available?

The admission of the program shall be through centralized admission process under the Maharashtra State CET Cell and thus scholarships **as per the prevailing Government norms** shall be applicable **for candidates admitted under the CAP rounds**.

3. Can I expect any assistance with job placement or career services?

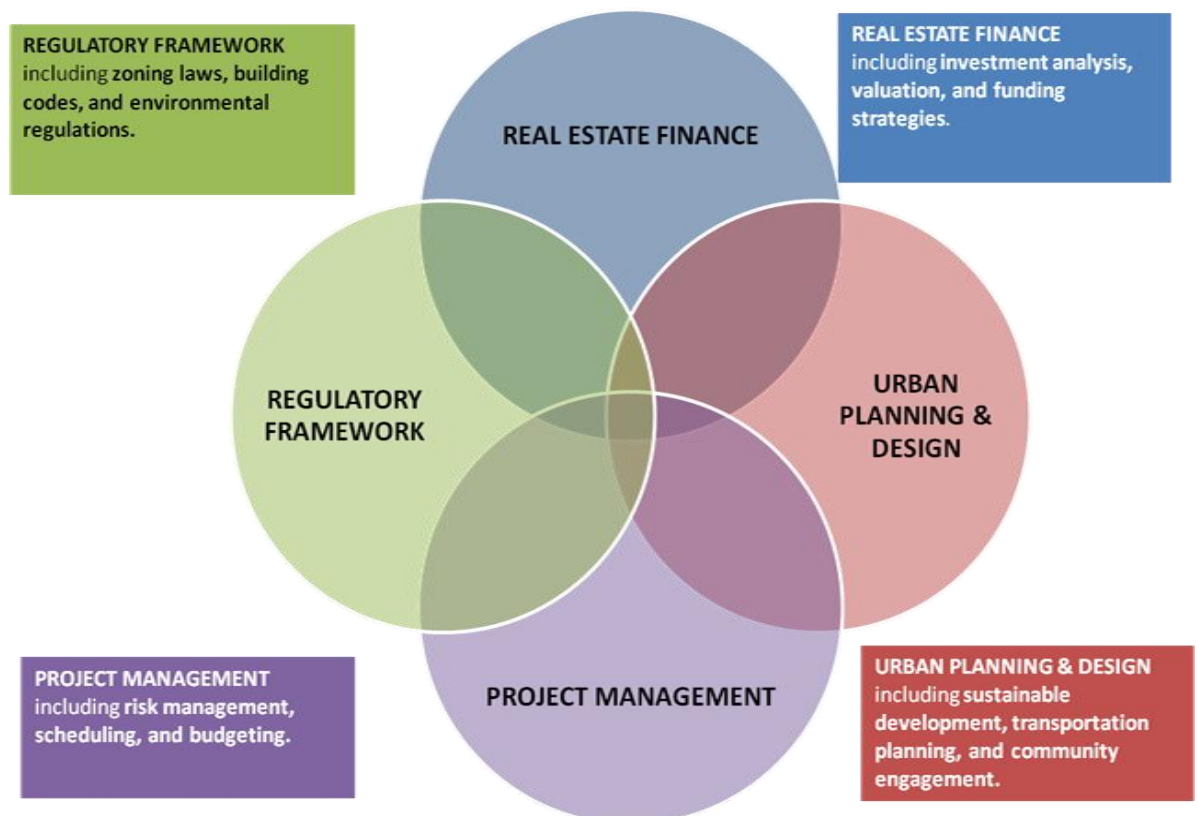
This is an **industry ready curriculum** and **complete assistance** for placement **shall be provided** for candidates seeking placement **through the placement cell of the Institution** subject to fulfillment of the criteria's of eligibility for the same.

FAQs Masters in Architecture (Real Estate Development)

Program Specifics

1. How does the program integrate architectural design with real estate development principles?

The Curriculum has the **Studio based courses** in each semester **linked to the specialized domains** of Regulatory framework, Finance, Project management & Urban Planning.



2. What is the focus on sustainable development and green building practices?

The Green certified projects are changing the trend of the real estate market. The projects are attracting benefits from various planning authorities and governmental agencies. The **syllabus** has a component that **focuses on the applications of Green building design and its impact on the Real Estate Development**. The program introduces and encourages students to undertake related Certification programs for Credits.

3. Are there any specializations within the program (e.g., urban development, project management)?

The program is **designed to create job opportunities in various verticals** such as project management, Project planning and design, Project finance and marketing as well as Business development as multiple trajectories.

FAQs Masters in Architecture (Real Estate Development)

The entire program is structured around these four key perspectives to ensure a holistic approach.

1. Real Estate Finance:

Students would learn about real estate finance, including investment analysis, valuation, and funding strategies.

2. Urban Planning and Design:

Students would study urban planning and design principles, including sustainable development, transportation planning, and community engagement.

3. Project Management:

Students would learn about project management techniques, including risk management, scheduling, and budgeting.

4. Regulatory Frameworks:

Students would study regulatory frameworks governing real estate development in Mumbai, including zoning laws, building codes, and environmental regulations.

4. Are there any opportunities for professional certification?

Professional Certifications that are an offshoot from the program are as follows:

1. Real Estate Certifications

- **Certified Commercial Investment Member (CCIM)** – Global certification for expertise in real estate investment and portfolio management.
- **Real Estate Financial Modeling (REFM) Certification** – Focuses on financial structuring and valuation in real estate.
- **ARGUS Enterprise Certification** – For real estate valuation, financial analysis, and investment decision-making.
- **REITs & Real Estate Investment Analysis (by CFA Institute or RICS)** – Certification for analyzing Real Estate Investment Trusts (REITs) and market trends.
- **CRE (Counselor of Real Estate)**: A certification offered by the Counselors of Real Estate, which recognizes expertise in real estate counseling and advisory services.

2. Project Management Certifications

- **PMP (Project Management Professional)**: A certification offered by the Project Management Institute (PMI), which recognizes expertise in project management.
- **PRINCE2 (Projects IN Controlled Environments)**: A certification offered by AXELOS, which recognizes expertise in project management using the PRINCE2 methodology.

FAQs Masters in Architecture (Real Estate Development)

3. Sustainability and Green Building Certifications

- **LEED AP (Leadership in Energy and Environmental Design Accredited Professional):** A certification offered by the U.S. Green Building Council (USGBC), which recognizes expertise in sustainable building design and operations.
- **GRIHA (Green Rating for Integrated Habitat Assessment):** A certification offered by the Energy and Resources Institute (TERI), which recognizes expertise in sustainable building design and operations in India.
- **IGBC (Indian Green Building Council Associate Professional):** A Certificate from IGBC for working on various Green Projects, assessment, audits and certifications.
- **EDGE Certification (Excellence in Design for Greater Efficiencies):** Recognized in India for sustainable real estate development.

4. Digital & Technological Certifications

- **BIM Certification** (Autodesk Revit, Bentley, or Indian Institutes) – For professionals involved in real estate development and design.
- **GIS Certification** (ESRI India or Indian Institute of Remote Sensing - IIRS) – Essential for urban planning, land management, and real estate analytics.

5. Urban Planning & Policy Certifications

- **Affordable Housing & Policy Certification** (HUDCO or Government of India programs) - Covers housing finance and policy frameworks in India.
- **Public-Private Partnership (PPP) Certification** (IIMs) - Specialization in managing large-scale real estate and infrastructure projects with government collaboration.
- **Town & Country Planning** (AICTE/COA Recognized Certification Courses) - Focuses on land-use planning and urban development in India.

FAQs Masters in Architecture (Real Estate Development)

Curriculum and Skills

1. What skills does the program aim to develop (e.g., project management, financial analysis, design thinking)?

The entire program is structured around these four key perspectives to ensure a holistic approach.

1. Real Estate Finance:

Students would learn about real estate finance, including investment analysis, valuation, and funding strategies.

2. Urban Planning and Design:

Students would study urban planning and design principles, including sustainable development, transportation planning, and community engagement.

3. Project Management:

Students would learn about project management techniques, including risk management, scheduling, and budgeting.

4. Regulatory Frameworks:

Students would study regulatory frameworks governing real estate development in Mumbai, including zoning laws, building codes, and environmental regulations.

2. How does the program balance theoretical foundations with practical applications?

The M.Arch program in Real Estate Development by Academic council of Thakur School of Architecture & Planning aims to bridge the gap between industry needs and academic excellence by aligning with national and international building industry standards. This program focuses on preparing professionals who can innovate in the areas of sustainable real estate practices, smart urban solutions, and affordable housing, with an emphasis on contemporary trends such as green architecture and smart city infrastructure.

The program emphasizes the **synergy between global practices and local needs**, equipping students to work on projects that address the specific challenges of the Indian real estate market, particularly within the context of Mumbai's rapid urbanization and real estate challenges, while also being prepared to make an impact on the international stage.

At the master's level, the education is **designed to develop** students with **contemporary skills and techniques** in the specialized field of real estate development. Students will be trained to apply modern architectural concepts and integrate sustainable design, energy conservation, and efficient resource usage into their real estate projects. The curriculum also emphasizes understanding the role of designing structures with precise construction details and selecting

FAQs Masters in Architecture (Real Estate Development)

the most suitable materials while addressing sustainability, environmental concerns, and urban regeneration.

3. Are there any opportunities for students to work on live projects or case studies?

Mumbai, being one of the world's most densely populated cities, faces unique challenges in real estate development, including land scarcity, environmental sustainability, and the informal housing sector. This Master's program will equip students with the expertise to address these local challenges while also responding to broader global trends. By starting a Master's program in Real Estate Development, based in Mumbai, we aim to contribute to addressing the critical need for skilled professionals in the industry, providing students with a comprehensive education and research opportunities in real estate development.

The program will offer opportunities for students to engage in research that tackles real estate development challenges through innovation and creative solutions, with a focus on sustainable practices, smart cities, and affordable housing. These will be critical for shaping the future of metropolitan cities like Mumbai all over the world.

The entire intent of the program is to use the strategic location of mumbai as a base for undertaking all the project work as a sampling case study and utilizing the projects in real time as taking entire city as the lab for experimentation and research.

For further enquiries visit:

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