Seat No.: ________ Enrolment No.___________

GUJARAT TECHNOLOGICAL UNIVERSITY

B.PLAN- SEMESTER– V EXAMINATION – WINTER 2018

Subject Code: 1055501 Date: 16/11/2018

Subject Name: Real Estate Planning and Management

Time: 10:30 AM TO 12:30 PM Total Marks: 50

Instructions:

1. **Attempt all questions.**
2. **Make suitable assumptions wherever necessary.**
3. **Figures to the right indicate full marks.**

Q-1 (a) Fill in the blanks. 06

1. NPA refers to ______________.
2. When a property is owned by two or more persons jointly, it is called a __________.
3. Pledging a property as security/guarantee against loan is referred as __________.
4. Future Value of a sum of Rs. 2,00,000 shall be ____________ after 5 years at an interest rate of 12%.
5. Rents diminish outward from the centre of a city to offset ___________ revenues and ___________ operating costs.
6. Present Value of a sum of Rs. 3,00,000 to be received after 3 years with prevailing interest rate of 9% shall be __________.

(b) Define following terminology. (Any 2) 04

1. Base FSI and FSI on premium
2. TDR
3. GDCR

Q-2 (a) Write a note on key characteristics of Land. **05**

(b) Write a note on Transfer Earning and Economic/Scarcity Rent. **05**

OR

(b) Explain the importance of rights/interests in a real estate property. Give examples of different types of rights/interests for explanation. **05**

Q-3 (a) Discuss the factors that affect the demand side of Real Estate market in urban and peri-urban areas. **05**

(b) Write a note on Alonso's Bid Rent theory. **05**

OR

Q-3 (a) Out of demand and supply forces, demand side is major determinant of 'pricing' - Explain. **05**

(b) **05**

Explain how public transit alters the real estate potential of certain areas, and how planning of TOD shall be carried out to promote and integrate real estate development with public transit.

Q-4	**(a)**	Write a short note on NPV.	**05**
	(b)	Write a short note on Easement Right.	**05**

OR

Q-4	**(a)**	Write a short note on Real Estate (Regulation and development) Act, 2016.	**05**
	(b)	Write a short note on Leasehold Rights.	**05**
Q-5	**(a)**	Write a note on Travel Cost and Housing Cost Trade-off theory explaining selection of location for housing.	**05**
	(b)	Write a note on any Market Approach of Valuation of Real Estate properties.	**05**

OR

Q-5	**(a)**	Explain how the Property (Real Estate) Investments are different than other investment avenues.	**05**
	(b)	Write a note on any Income Approach of Valuation of Real Estate properties.	**05**

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