

GUJARAT TECHNOLOGICAL UNIVERSITY
BPLAN – SEMESTER 5– • EXAMINATION – SUMMER 2017

Subject Code: 1055501**Date: 27/04/2017****Subject Name: Real Estate Planning and Management****Time: 02.30PM to 04.30PM****Total Marks: 50****Instructions:**

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

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| Q.1 | (a) What is betterment levy? | 02 |
| | (b) Explain Rigidity characteristics of land. | 02 |
| | (c) What is “REIT” in India? When REIT is notified in India. | 02 |
| | (d) What is Stamp Duty? | 02 |
| | (e) Define Land. | 02 |
| OR | | |
| Q.2 | (a) Explain in detail characteristics of land | 05 |
| | (b) Discuss economic principles of land. | 05 |
| OR | | |
| | (b) Explain basics of land economics using urban bid rent theory | 05 |
| Q.3 | (a) Drivers of real estate sector in India: write a brief note | 05 |
| | (b) Discuss Factors controlling land values. | 05 |
| OR | | |
| Q.3 | (a) Write a note on Risks involved in the Real Estate Investment Market in India | 05 |
| | (b) Discuss parameters need to consider to frame urban land policy. | 05 |
| Q.4 | (a) Explain influence of Location factors in decision of land use selection. | 05 |
| | (b) Write a note on inclusion of poor into the formal land market. | 05 |
| OR | | |
| Q.4 | (a) Explain the process of economic feasibility study of ULB’s Project. | 05 |
| | (b) Discuss residential real estate growth in India. | 05 |
| Q.5 | (a) Discuss salient features of the Real Estate (Regulation and Development) Act. | 05 |
| | (b) What is Land/Property Registration? Explain the process and charges of stamp duty and registration fees. | 05 |
