

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

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