

SCHOOL OF PLANNING AND ARCHITECTURE, VIJAYAWADA

SEMESTER END EXAMINATIONS (REGULAR), MAY-2016

B.Planning, III YEAR VI SEMESTER

REAL ESTATE PLANNING & MANAGEMENT (10210625)

Maximum Marks – 50

Time – 2.00 Hours

- a) Answer any Two questions out of 1 to 4 questions.
b) Question No.5 is compulsory and answer any four out of six sub-questions.
c) Scientific calculator to be allowed.

Q1. Describe the Hedonic pricing Method with illustrations. (15M)

Q2. a) A shop fetches a monthly rent of Rs.4000/- and (7M)
advance amount received from occupier is Rs.70,000/-
. What is the value of the property? Assume the
following data as:

Property tax – Rs.3000 per year Normal three
month Rent Interest rate – 12%

b) Sridar has purchased a residential flat for Rs.30 lakh (8M)
on November 2006. He constructed first and second
floor in March 2009 for 15 lakh. The residential
property sold for Rs. 50,000,00 on May 2011.
Calculate the Capital gains tax.

Cost Inflation Index:

2006 – 07 – 519	2011 – 12 – (785)
2008 - 09 - 582	

Q3. A residential property of built-up area Rs. 2000 sq.feet (15M)
constructed in 2009 in a good residential colony.
Common area is 12% of built up area. Calculate the
present market (2015) value of the flat by sales
Comparison Approach.

Existing property:

Area of Site – 16,000 sq.feet Built up area of each floor.

Ground floor – 7000 sq.feet

First floor - 6000 sq.feet

Second floor – 6500 sq.feet

Third floor – 6000 sq.feet

Life of Building – 100 years.

P.T.O

Property to be compared:

Sale price: Rs. 8,000/feet

FSI – 1.7

Composite Rate – Rs.6000/sq.feet

Prevailing Market Rate of land: 5500/sq.feet

Other Miscellaneous Costs:

Electricity deposits – Rs.75,000/-

Car parking – Rs. 2,50,000/-

- Q4. a) Define Depreciation. Explain the methods of (7M)
Calculating depreciation with examples.
b) Calculate the depreciation amount of the building by (8M)
linear method and straight line method using the
given data:

Life of building = 100 Years

Depreciation % per Year = 6%

Replacement value = 40 lakh

Age of building = 50 Years

Salvage value = 10%

- Q5. Write short notes on the following:

- a) Nine steps of Real Estate modelling.
- b) Factors affecting Valuation of buildings.
- c) Net operating Income.
- d) Developer and Mezzanine equity
- e) Rent capitalization method
- f) Sale deed and Builders agreement.

(4x5=
20M)
