SCHOOL OF PLANNING AND ARCHITECTURE, VIJAYAWADA

SEMESTER END EXAMINATIONS (REGULAR) APRIL – MAY - 2017

B.PLANNING - II YEAR IV SEMESTER

HOUSING AND REAL ESTATE DEVELOPMENT (BPLN406)

Maximum Marks – 50   Time – 2.00 Hours

a) Answer any <u>Two questions out of 1to 4</u> questions.
b) Question No.5 is compulsory and <u>answer any four</u> out of six sub-questions.
c) Scientific Calculator is allowed.

Q1. Discuss with examples the various approaches adopted by various state governments in India in tackling Slums. **(15M)**

Q2. a) A Residential property of built-up area 1500 square feet constructed in 2008 in a posh Residential area. Common area is 10% of the built up Area. Calculate the present Market Value (2016) of the flat by sales comparison method. **(15M)**

    Ground floor: 5000 square feet
    First floor   : 5000 square feet
    Second floor : 5000 square feet
    Third floor   : 4000 square feet

    Other miscellaneous costs:
    Electricity deposits : Rs.40,000/-
    Covered car park   : Rs.1,00,000/-

    Life of Building : 50 Years
    <u>Property to be compared</u>
    FSI:1.7
    Composite Rate: Rs.5000/- square feet prevailing Market Rate of Land:Rs.4000/- square feet

   b) Explain with examples the straight line and constant percentage method of depreciation.

Q3. a) Calculate the annual stabilized net operating income, rate of capitalization for the given project Data: **(10M)**
    Plot Area: 25,000 square meter
    Units in Apartment – 450
    Average Apartment unit size = 90 square meter
    Monthly Rent per square meter: Rs.150/-
    Monthly operating Expenses per unit :Rs.600/-
    Monthly property taxes per unit: Rs.150/-
    Vacancy Rate: 6%
    For every 100 square meter of built up, monthly parking fees per parking space : Rs.500/-
    Annual Maintenance capital Expenditure per unit = Rs.500/-
    Annual Revenue inflation : 0.5%
    Annual Expense inflation : 0.5%
    Property value: 250 crores.

   b) Mr.X has purchased a property with a load bearing double storied building of plinth area 100 square meter for an amount of Rs.50 lakh/-. He has sold the property in the year 2016 for an amount of Rs.90 lakh/-.Calculate the capital gains tax to be paid by Mr.X. **(5M)**
    Cost inflation index: 1990-91-182
                   2000-2001-406
                   2016-17-1125

Q4. a) A person is repaying a loan of Rs.50,000/- for next 90 months. The interest she has been **(15M)** charged is 9% compounded semi-annually. Calculate the amount of loan and interest.

b) A person is repaid a loan of Rs.30,00,000/- in earnest monthly installments of Rs.30,000/- per month. The interest rate he has been charged is 7.00% compounded quarterly. Calculate the number of years or months he paid the loan and the amount of interest involved in the loan component.

Q5. Write short notes on any FOUR of the following: **(4x5= 20M)**

    a) Types of Rents
    b) Differenciated Rent Theory
    c) Sale Deed and Builders Agreement
    d) Types of property Financing Methods
    e) Differentiate between notified, Recognized and identified slums.
    f) Probable Reasons for upcoming of slums

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