



SCHOOL OF PLANNING AND ARCHITECTURE, VIJAYAWADA

SEMESTER END EXAMINATIONS (SUPPLEMENTARY) MAY - 2017

B.PLANNING - II YEAR IV SEMESTER

HOUSING AND REAL ESTATE DEVELOPMENT (BPLN406)

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 is allowed.

- Q1. Explain the probable reasons for upcoming of slums in towns and cities. Describe slum rehabilitation scheme of Mumbai city with examples. (15M)
- Q2. a) A person is repaying a loan of Rs.40,000/- for next 150 months. Find out the difference in the interest involved if he has been charged 8% interest and it is compounded monthly, and in the second case if it is compounded quarterly. (7.5M)
- b) Define Amortization. What are the monthly payments for a family taken 15 years loan of Rs.40,00,000/- mortgage at 9%? (7.5M)
- Q3. Describe the various economic principles related with real estate with illustrations. (15M)
- Q4. a) Calculate the subject price of the property using sales comparison approach (adjustment method) by using the data given below for five sales of comparable single family residential properties that have recently occurred in ward no.6 of Guntur city. (7.5M)

	Subject Property	Sale Price 1	Sale Price 2	Sale Price 3	Sale Price 4	Sale Price 5
Sale Price	?	75 Lakhs	60 Lakhs	65 Lakhs	58 Lakhs	60 Lakhs
Sq.feet	1550	1800	1650	1800	1600	1800
Bed rooms	3	4	3	4	3	4
Bath rooms	1	2	2	2	1	2
Foundations	Basement	Basement	Crawl space	Crawl space	Crawl space	Basement

- b) Define Depreciation. Calculate depreciation amount using straight line and constant percentage method. (7.5M)
- Cost of building : Rs.50 Lakhs
Life of building : 70 Years
Salvage value : 10%
Age of building : 20 Years

Q5. Write short notes on any FOUR of the following:

(4x5=
20M)

- a) Sale Deed and Builders Agreement
- b) Capitalization Rate
- c) Types of Compounding
- d) Types of Annuity
- e) Discounted Cash Flow Method
- f) Property Financing Methods
