



SCHOOL OF PLANNING AND ARCHITECTURE, VIJAYAWADA
SEMESTER END EXAMINATIONS (ADDITIONAL SUPPLEMENTARY) JULY- 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. a) Explain the different types of slums as defined in Census – 2011. (5M)
b) Elucidate the various approaches strategies adopted by Government of India in tackling slums with examples. (10M)
- Q2. a) Explain the three ways of allocation of resources with examples. (9M)
b) Explain the Net Operating Income with examples. (6M)
- Q3. a) Calculate the depreciation amount by straight line and Constant percentage method for the following data: (7.5M)
Cost of Asset: 9,00,000/-
Salvage Value – 10%
Age of Asset: 4 Years
Life Assumed: 8 Years
b) To buy a residential flat in 2 Years, the family head plans to save Rs.5,000/- a month in an account that pays 9% interest, Compounded monthly (7.5M)
i) Find the total amount of payments
ii) Find the value of account in 2 Years
iii) Compute the single deposit in that account that would give the same future value.
- Q4. a) Calculate the annual stabilized Net Operating Income, Rate of capitalization for given project Data: (10M)
Plot Area: 4,000 square meter
Units in Apartment – 100
Average Apartment unit size = 80 square meter
Monthly Rent per square meter: Rs.350/-
Monthly operating Expenses per unit :Rs.800/-
Monthly property taxes per unit: Rs.350/-
Vacancy Rate: 7%
For every 100 square meter of built up Area the monthly parking fees per parking space is : Rs.500/-
Annual Maintenance capital Expenditure per unit = Rs.700/-
Annual Revenue inflation : 2%
Annual Expense inflation : 1.5%
Property value: 80 crores.
b) Explain the sales comparison Approach with examples. (5M)

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

(4x5=
20M)

- a) Ricardo Differentiated Rent Theory
- b) Salvage Value
- c) Cost, Price and Value
- d) Types of depreciation
- e) Types of Annuities.
- f) Out goings and vacant and collection loss.
