

Registration No :

--	--	--	--	--	--	--	--	--	--

Total Number of Pages : 01

M.Arch
PCHD4202

3rd Semester Regular Examination 2019-20
LAND ECONOMICS AND REAL ESTATE MANAGEMENT
BRANCH : HABITAT
Time : 3 Hours
Max Marks : 70
Q.CODE : HR616

Answer Question No.1 which is compulsory and any FIVE from the rest.
The figures in the right hand margin indicate marks.

- Q1 Answer the following questions : (2 x 10)**
- a) What is urban sprawl and why is it a problem?
 - b) What is master plan ?
 - c) Write short notes on "Guided Urban Development Scheme of Tamil Nadu."
 - d) What is the purpose of green belt ?
 - e) What are land use controls?
 - f) How comprehensive development planning helps in urbanisation.
 - g) Define Land use. What are the six types of land use?
 - h) What is land pooling under town planning schemes.
 - i) What are land use controls?
 - j) How changing land utilization pattern in urban areas affects the environment?
- Q2 a) Discuss different planning methodology used for urban area planning. (5)**
b) What is economic model for land markets? (5)
- Q3 a) Discuss the factors that affects the urban land market ? (5)**
b) How "Negotiated Land Acquisition" is more effective than through "Compulsory Land Acquisition". (5)
- Q4 a) Discussion elaborately on "Transfer of Development Rights (TDR)". (5)**
b) Discuss the need of "Real Estate (Regulation and Development) Act, 2016" (5)
- Q5 a) Briefly discuss Land-Use Planning. (5)**
b) Define value of land. And Discussion various types of value. (5)
- Q6 Elaborately discuss the Principles for the National Land Utilization Policy (10)**
- Q7 What is Urban Land Market? Discuss "closed & open" model of Urban Market. (10)**
- Q8 Write short Notes on any TWO : (5 x 2)**
- a) What is the difference between value and price of land.
 - b) What is a Perspective Plan ? What are its scope & purpose ?
 - c) Write short notes on "The Urban Land (Ceiling and Regulation) Act, 1976".
 - d) State which is the best form of Planning that has been adopted and why.