

Seat No. \_\_\_\_\_

Enrollment No. \_\_\_\_\_

**THE CHARUTAR VIDYA MANDAL UNIVERSITY**  
**M.SC. (REAL ESTATE VALUATION/PLANT AND MACHINERY**  
**VALUATION) – SEMESTER 2**  
**APRIL 2023 (REGULAR) EXAMINATION**

**Course Title: Town and Regional Planning**

**Course Code: 201300201**

**Total Printed Pages : 02**

**Date: 17/04/2023**

**Time: 02.00 pm to 04.00 pm**

**Maximum Marks: 50**

**Instructions:**

- Attempt all questions.
- Numbers to the right indicate full marks for each question.
- Make suitable assumptions wherever necessary.

- Q.1** Answer the following multiple choice questions. **(04)**
- (I) Spatial planning is done at  
(a) City level  
(b) State level  
(c) National level  
(d) None of the above
- (II) Gandhinagar and Chandigarh are examples of  
(a) Historical towns  
(b) New towns  
(c) Naturally grown towns  
(d) Rapidly grown towns
- (III) FSI regulation is aimed at  
(a) Land use zoning  
(b) Density zoning  
(c) Transition zoning  
(d) Aesthetic zoning
- (IV) Town planning scheme is an example of  
(a) Site planning  
(b) City level planning  
(c) Sub city level planning  
(d) Regional planning
- Q.2** Answer in brief and to the Point (3 questions of 2 marks each) **(06)**
- (I) Draw a neat sketch showing Patric Gedee's trio.
- (II) Draw a neat sketch showing concept of Benzer Howard's Garden city.
- (III) Name any four types of regions in the context of regional planning.
- Q.3** (a) What are the different levels of planning? What kind of planning is done at each level? **(05)**
- (b) Narrate briefly the various stages of planning in historical perspective. **(05)**
- OR**
- (b) Explain how town planning would affect land values.

- Q.4** (a) What are the criteria for selecting a site for locating a shopping centre? (05)  
(b) "Development of a town is governed by its economic activities" - explain. (05)

**OR**

- (b) Explain the environmental factors to be considered in town planning.

- Q.5** (a) What are the major common problems in towns and cities growing rapidly due to fast urbanization? What solutions would you suggest to solve these problems? (05)  
(b) Explain 'Region' in the context of regional planning, also explain how regional planning helps in development of the new and new areas. (05)

**OR**

- (b) Mention various types of surveys required before preparing a planning proposal.

- Q.6** (a) Explain the concept of Urban Development Authority and narrate its functions. (05)  
(b) Explain the concept of Draft Scheme, Preliminary Scheme and Final Scheme as per The Gujarat Town Planning and Urban Development Act, 1976. (05)

**OR**

- (b) Explain with an example how the incremental contribution is worked out under the Town Planning Scheme.

/paper ends/

**THE CHARUTAR VIDYA MANDAL UNIVERSITY**  
**M.SC. (REAL ESTATE VALUATION) – SEMESTER 2**  
**APRIL 2023 (REGULAR) EXAMINATION**

**Course Title: Building Technology – I**

**Course Code: 201370202**

**Total Printed Pages : 02**

**Date: 19/04/2023**

**Time: 02.00 pm to 04.00 pm**

**Maximum Marks: 50**

**Instructions:**

- Attempt all questions.
- Numbers to the right indicate full marks for each question.
- Make suitable assumptions wherever necessary.

- Q.1** Answer the following multiple choice questions. **(04)**
- (I) The commonly used lime in whitewashing is \_\_\_\_\_. (a) white lime  
(b) fat lime (c) hydraulic lime (d) quick lime
- (II) Plan is prepared by taking a cross-section at \_\_\_\_\_. (a) foundation  
level (b) lintel level (c) slab level (d) sill level
- (III) The minimum area for the bedroom should be \_\_\_\_\_. (a) 16 m<sup>2</sup> (b)  
9.0 m<sup>2</sup> (c) 12 m<sup>2</sup> (d) 5.4 m<sup>2</sup>
- (IV) Lean-to-roof is suitable for span up to \_\_\_\_\_. (a) 10 m (b) 8 m (c) 4 m (d) 2 m
- Q.2** Answer in brief and to the Point (3 questions of 2 marks each) **(06)**
- (I) Explain briefly dead loads acting on buildings.
- (II) Discuss the properties of the stone.
- (III) Differentiate between the superstructure and substructure of the building.
- Q.3** (a) Enlist and explain the classification of rocks. **(05)**
- (b) Enlist common market forms of timber. Discuss industrial timber and its  
uses. **(05)**
- OR**
- (b) Enlist and explain the types of cement. **(05)**
- Q.4** (a) Differentiate between load-bearing structure and framed structure. **(05)**
- (b) Explain technical terms used in dog-legged stair with a neat sketch. **(05)**
- OR**
- (b) Draw the neat sketch for 20 and 30 cm thick wall foundation in the section. **(05)**
- Q.5** (a) Draw a line diagram of 2BHK residential building including a living room, **(05)**  
a kitchen, a store room, a dining room, a bedroom and a verandah. Assume  
data and clearly specify each room size and prepare a schedule of opening.
- (b) What are building bye-laws? Why are they required? State building bye- **(05)**  
laws for margin of the residential area.
- OR**
- (b) Enlist the principles of planning. Explain any two in detail. **(05)**
- Q.6** (a) Define lift. Give various types of lifts. List various components of a lift. **(05)**
- (b) Enlist and explain the causes of fire. **(05)**
- OR**
- (b) Enlist and explain the acoustical materials. **(05)**

**THE CHARUTAR VIDYA MANDAL UNIVERSITY**  
**M.SC. (REAL ESTATE VALUATION) – SEMESTER 2**  
**APRIL 2023 (REGULAR) EXAMINATION**

**Course Title: Law – I**

**Course Code: 201370203**

**Total Printed Pages : 02**

**Date: 21/04/2023**

**Time: 02.00 pm to 04.00 pm**

**Maximum Marks: 50**

**Instructions:**

- Attempt all questions.
- Numbers to the right indicate full marks for each question.
- Make suitable assumptions wherever necessary.

- Q. 1** Answer the following multiple choice questions. **(04)**
- (I) What is the balance FSI area on a plot of 1200 s.mt. with permissible FSI of 1.2 and present total built-up area of 1000 s.mt.?
- (a) 1440 s.mt.  
(b) 1000 s.mt.  
(c) 1200 s.mt.  
(d) 440 s.mt.
- (II) SARFAESI Act is not applicable to
- (a) N.A. land  
(b) Commercial property  
(c) Residential property  
(d) Agricultural land
- (III) RERA is mainly to protect the rights of real estate
- (a) Developers  
(b) Agents  
(c) Allottees  
(d) Sellers
- (IV) Rent control Act is applicable to properties
- (a) Given on long term lease  
(b) Given on leave and licence  
(c) Given on short term lease  
(d) Occupied by tenants for a very long period
- Q.2** Answer in brief and to the Point (3 questions of 2 marks each) **(06)**
- (I) Name two methods of alternate dispute resolution (ADR).  
(II) Write any four objectives of new land acquisition Act.  
(III) Mention any four advantages of arbitration.
- Q.3** (a) An open land parcel of 7000 s.mt. in an urban area is under acquisition for construction of a canal. Calculate the total amount of compensation based on following facts: **(05)**
- Rate of land as per Stamp duty ready reckoner is Rs. 1200/s.mt.  
➤ Rate of land as per average 50% transactions of highest value in last three years in the vicinity area is Rs. 1600/s.mt.  
➤ Award has been declared after 12 months of publication of notification of Social Impact Assessment Study, possession is yet to be taken

- There is no effect of severance or injurious affection and no other parameter is applicable.
- (b) Mention various public purposes as per The right to fair compensation and transparency in land acquisition, rehabilitation and resettlement Act 2013. **(05)**
- OR**
- (b) Write a short note on 'Social Impact Assessment Study' as per the above mentioned Act. What can be its impact on process of acquisition?
- Q.4** (a) There is a plot of land with a width of 30m and depth of 50 m. Following DCR are found to be applicable: **(05)**
- Permissible FSI: 1.8
  - Permitted use: Residential apartment type
  - Ground coverage: 50%
  - Margins: front - 4.5m, three other sides - 3m
  - Stilt parking not to be counted in FSI and 20% extra built-up also permitted above FSI area
- Considering the above facts, suggest a possible lay out and no. of residential units (flats) floor wise with their built-up area
- (b) Define basement, building line, parapet, height of building and height of a room and also draw a relevant neat sketch showing each of them. **(05)**
- OR**
- (b) Explain the effects of various DCR on land values with reference to some typical regulations.
- Q.5** (a) Describe recovery procedure as per SARFAESI rules from a defaulter who has mortgaged an immovable property as security. **(05)**
- (b) What are the registration requirements of projects as per the Real Estate Regulation Act (RERA)? What is the function of Real Estate Appellate tribunal? **(05)**
- OR**
- (b) (i) What are the functions of Real Estate Agent?  
(ii) What is the scope of IBC 2016? (to whom the Code applies?)
- Q.6** (a) Explain in brief: arbitration agreement, arbitral panel and its appointment, and arbitration procedure and award **(05)**
- (b) Define standard rent as per any one rent control Act. What is the difference between standard rent, market rent and contractual rent? **(05)**
- OR**
- (b) Explain with a suitable example how you will carry out valuation of rent controlled property and licensed property.

/paper ends/

Seat No. \_\_\_\_\_

Enrollment No. \_\_\_\_\_

**THE CHARUTAR VIDYA MANDAL UNIVERSITY**  
**M.SC. (REAL ESTATE VALUATION) – SEMESTER 2**  
**APRIL 2023 (REGULAR) EXAMINATION**

**Course Title: Law – II**

**Course Code: 201370204**

**Total Printed Pages : 02**

**Date: 25/04/2023**

**Time: 02.00 pm to 04.00 pm**

**Maximum Marks: 50**

**Instructions:**

- Attempt all questions.
- Numbers to the right indicate full marks for each question.
- Make suitable assumptions wherever necessary.

- Q.1** Answer the following multiple choice questions. **(04)**
- (I) Hindu Succession Act is not applicable to
- (a) Jains
  - (b) Sikhs
  - (c) Buddhists
  - (d) Parsis
- (II) Succession of Muslim's property is done by
- (a) Codified law
  - (b) Will
  - (c) Personal Law
  - (d) Uniform Civil Code
- (III) Personal right to take benefit from other's property is known as
- (a) Easement
  - (b) Trespass
  - (c) Profits-e-prendre
  - (d) Lease
- (IV) Right of foreclosure is with
- (a) Mortgagor
  - (b) Mortgagee
  - (c) Defaulter
  - (d) Debt Recovery Tribunal
- Q.2** Answer in brief and to the Point (3 questions of 2 marks each) **(06)**
- (I) Explain very briefly life interest and remainder man.
- (II) What is a privileged will?
- (III) Define 'charge' of immovable property.
- Q.3** (a) Define 'land' as per any one Act. Explain clearly the difference between movable and immovable property with a suitable example. **(05)**
- (b) What are the various types of ownerships? What are the characteristics of ownership? **(05)**
- OR
- (b) Explain various types of transfers of property in a tabular form.
- Q.4** (a) What is the difference between sale and a contract for sale? **(05)**  
Mention four duties of a seller.

- (b) Define 'license' of immovable property. (05)  
What are the differences between a lease and a license of immovable property?

**OR**

- (b) Mention various modes of determination (coming to an end) of a lease.

- Q.5** (a) What are the various types of mortgages? Explain any two of them. (05)

- (b) Explain: operation of transfer, contingent interest and effect of holding over of a lease. (05)

**OR**

- (b) Explain various types of easement rights. What are the different modes of acquiring easement rights?

- Q.6** (a) What are the salient features of 'Will' as per the Indian Succession Act? (05)

- (b) What are the rules for succession of property of a Hindu male dying intestate? (05)

**OR**

- (b) Explain: 'fact', 'conclusive proof' and, 'burden of proof' with a suitable example for each.

/paper ends/

Seat No. \_\_\_\_\_

Enrollment No. \_\_\_\_\_

**THE CHARUTAR VIDYA MANDAL UNIVERSITY**  
**M.SC. (REAL ESTATE VALUATION) – SEMESTER 2**  
**APRIL 2023 (REGULAR) EXAMINATION**

**Course Title: Valuation of Real Estate – I**

**Course Code: 201370205**

**Total Printed Pages : 03**

**Date: 27/04/2023**

**Time: 02.00 pm to 04.00 pm**

**Maximum Marks: 50**

**Instructions:**

- Attempt all questions.
- Numbers to the right indicate full marks for each question.
- Make suitable assumptions wherever necessary.

- Q.1** Answer the following multiple choice questions. **(04)**
- (I) For a property purchased before 1/4/1981 and sold in 2023, what is the date of valuation for computing capital gains?
- (a) 1/4/1981  
(b) 1/4/2001  
(c) 1/4/2023  
(d) 1/4/2017
- (II) Registration of a valuer is done U/s 34AB of
- (a) Income Tax Act  
(b) Companies Act  
(c) Wealth Tax Act  
(d) Factories Act
- (III) Remainderman's interest in the property is
- (a) Contingent interest  
(b) Perpetual interest  
(c) Terminable interest  
(d) Vested interest
- (IV) Hypothetical development method is a method under
- (a) Direct sales comparison  
(b) Indirect sales comparison  
(c) Income approach  
(d) Cost approach
- Q.2** Answer in brief and to the Point (3 questions of 2 marks each) **(06)**
- (I) Mention four most important factors affecting value of urban land.
- (II) Name different outgoings considered in rental method of valuation.
- (III) What is the use of dual rate Year's Purchase?
- Q.3** (a) There is a shop property given on 11 months licence at a gross rent of Rs. 27,000/month. Following outgoings are born by the landlord: **(05)**
- Municipal taxes: Rs. 3,000/p.a.  
Insurance premium: Rs. 6,000/p.a.  
Repairs and maintenance: Rs. 12,000/p.a.  
Common security, lighting and cleaning expenses of Rs. 700/p.m. are born by the tenant. Estimate the market value of the shop for investment purpose assuming suitable yield rate.
- (b) A developer had taken a land parcel on lease for 99 years at a ground rent of Rs. **(05)**



10,000/-p.a. He constructed an apartment building on it and gave to different tenants on sublease at a gross total rent of Rs. 50,000/- per month. Lessee developer is incurring 20% of gross rent as outgoings (exclusive of ground rent). Balance lease period is 40 years, after which the property shall revert to the landlord. Estimate the value of lessee's interest in the property assuming suitable yield rates.

OR

(b) What are the advantages and limitations of 'Income Approach of Valuation'?

- Q.4** (a) A residential plot of land measuring 200 s.mt. was purchased by an assessee in 1998 for Rs. 1,00,000/-. He constructed a building over it in 2005-2006 at a cost of Rs. 12,00,000/-. He sold the entire property for Rs. 60,00,000/- in year 2022-23, incurring Rs. 60,000/- as brokerage and Rs. 10,000/- as advertisement cost. Land rate as on 1/4/2001 is found as Rs. 1200/s.mt. (05)

Year	Cost Inflation Index
2001-02	100
2005-06	117
2022-23	331

Compute his Capital Gain.

- (b) A person aged 70 years is having a life interest in the property having present market value of Rs. 50,00,000/-. Advise a prospective purchaser for the fair purchase price of the remainder man's interest. Assume simple appreciation @ 2% p.a. Discount rate may be taken as 6%. Following data is obtained from the Carlisle's Mortality Table: (05)

Age	No. who attain given age	Mean expectation(Yrs)
69	2525	9.70
70	2401	9.17
77	1359	6.40
78	1213	6.11
79	1081	5.80
80	953	5.51

OR

- (b) A newly constructed residential flat of 80 s.mt. built-up area has been sold for Rs. 75,00,000/- Permissible FSI is 2.2. Reproduction cost new of the building is Rs. 16,000/s.mt. and developer's profit is 20% of the sale price. Derive the land rate.

- Q.5** (a) A commercial building is constructed on a plot of land having 700 s.mt. area. With permissible FSI of 1.8. There are 8 shops of 40 s.mt. each on ground floor, and 8 offices of 80 s.mt. each on first, second and third floor each (total 24 offices). Total built-up area is 1280 smt. Parking is in marginal space. Land is purchased at Rs. 25,000/s.mt. and cost of construction is Rs. 12,000/s.mt. Additional cost of constructing a common toilet is Rs. 5,00,000/- Municipal taxes are Rs. 1200/- p.a. per each unit. **Work out fair rent for all shops and offices** assuming 6% return on land cost and 7% return on building cost. First floor rent is 20% less than that of the ground floor and further there is 10% reduction in rent on every upper floor. (05)

- (b) You are appointed for valuation of an open undeveloped land of 4,000 s.mt. area in a residential zone having good development potential. It is found from the local inquiries that the small developed plots of about 200 s.mt. area are sold at Rs. 9000/s.mt. As per the local DCR, 10% common plot (garden) area is compulsory and about 20% area may be required for internal roads. Cost of road development including laying necessary plumbing lines etc. is about Rs. 2000/s.mt. of road area. Cost of development of garden and common amenities is about Rs. 750/s.mt. of garden area. Technical fees are 5% of the development cost. Bank interest rate is 8%. Development period is one year and sale period is further one year. Estimate the land value for purchase purpose. (05)

OR

- (b) Explain the belting theory of land valuation with a suitable example.

- Q.6 (a) You are appointed to estimate market value of a flat for purchase purpose. Two sale instances are found in the same city. Description of subject properties and sale instances is as mentioned below: (05)

Subject property:

- Date of valuation: 31<sup>st</sup> March 2023
- Situation and location: Off the main station road of the city, busy residential cum commercial locality, ½ km away from the station
- Floor level: Second floor
- Age of the building: New
- Construction quality: Superior, well maintained building
- Specifications: Modern, higher middle type
- Built-up area: 75 s.mt.

S.I.1:

- Date of sale: 1<sup>st</sup> January 2023
- Situation and location: On same road as the subject property, three plots away from it
- Floor level: Third floor
- Age of the building: Ten years
- Construction quality: Superior, well maintained building
- Specifications: Slightly inferior than subject property
- Built-up area: 50 s.mt.
- Sale price: Rs. 45,00,000/-

S.I.2:

- Date of sale: 1<sup>st</sup> August 2022
- Situation and location: 1 km away from station, on by lane
- Floor level: Second floor
- Age of the building: Five years
- Construction quality: Superior, well maintained building
- Specifications: Similar to subject property
- Built-up area: 80 s.mt.
- Sale price: Rs. 65,00,000/-

Estimate market value of the subject property using adjustment grid method.

- (b) Explain the 'weighted average criteria method of valuation'. (05)

OR

- (b) What are the advantages and limitations of 'Market approach' of valuation?  
/paper ends/

10,000/-p.a. He constructed an apartment building on it and gave to different tenants on sublease at a gross total rent of Rs. 50,000/- per month. Lessee developer is incurring 20% of gross rent as outgoings (exclusive of ground rent). Balance lease period is 40 years, after which the property shall revert to the landlord. Estimate the value of lessee's interest in the property assuming suitable yield rates.

OR

- (b) What are the advantages and limitations of 'Income Approach of Valuation'?

- Q.4** (a) A residential plot of land measuring 200 s.mt. was purchased by an assessee in 1998 for Rs. 1,00,000/-. He constructed a building over it in 2005-2006 at a cost of Rs. 12,00,000/-. He sold the entire property for Rs. 60,00,000/- in year 2022-23, incurring Rs. 60,000/- as brokerage and Rs. 10,000/- as advertisement cost. Land rate as on 1/4/2001 is found as Rs. 1200/s.mt. (05)

Year	Cost Inflation Index
2001-02	100
2005-06	117
2022-23	331

Compute his Capital Gain.

- (b) A person aged 70 years is having a life interest in the property having present market value of Rs. 50,00,000/-. Advise a prospective purchaser for the fair purchase price of the remainder man's interest. Assume simple appreciation @ 2% p.a. Discount rate may be taken as 6%. Following data is obtained from the Carlisle's Mortality Table: (05)

Age	No. who attain given age	Mean expectation(Yrs)
69	2525	9.70
70	2401	9.17
77	1359	6.40
78	1213	6.11
79	1081	5.80
80	953	5.51

OR

- (b) A newly constructed residential flat of 80 s.mt. built-up area has been sold for Rs. 75,00,000/- Permissible FSI is 2.2. Reproduction cost new of the building is Rs. 16,000/s.mt. and developer's profit is 20% of the sale price. Derive the land rate.

- Q.5** (a) A commercial building is constructed on a plot of land having 700 s.mt. area. With permissible FSI of 1.8. There are 8 shops of 40 s.mt. each on ground floor, and 8 offices of 80 s.mt. each on first, second and third floor each (total 24 offices). Total built-up area is 1280 smt. Parking is in marginal space. Land is purchased at Rs. 25,000/s.mt. and cost of construction is Rs. 12,000/s.mt. Additional cost of constructing a common toilet is Rs. 5,00,000/- Municipal taxes are Rs. 1200/- p.a. per each unit. **Work out fair rent for all shops and offices** assuming 6% return on land cost and 7% return on building cost. First floor rent is 20% less than that of the ground floor and further there is 10% reduction in rent on every upper floor. (05)