

P.G.M.V. (Sem.-II) Examination

Law-II

May-2017

Time : 3 Hours]

[Max. Marks : 70

- Q.1 (A) Explain the Role of Valuer under Land Acquisition, Rehabilitation and Resettlement [LARR] Act, 2013. [10]
- Or
- (A) What are the unique aspects of Town planning Scheme? [10]
- (B) Discuss the procedure of Land Acquisition from the point of view of the Collector. [10]
- Or
- (B) Explain: Prahaladnagar Town Planning Scheme. [10]
- Q.2 (A) Explain the provision of Fair Compensation in the Land Acquisition, Rehabilitation and Resettlement Act. [10]
- Or
- (A) Why should a Valuer of Real estate have the knowledge of DCR? [10]
- (B) Discuss the Procedure of conciliation along with the appointment and removal of Conciliator. [10]
- Or
- (B) What is zoning? What are the different types of Zoning? [10]
- Q.3 (A) Define Rights and duties of Tenant. [10]
- Or
- (A) Give Reasons and argument why Urban Land Ceiling Restrictive Act failed to address its motives. [10]
- (B) What are the effects of Rent control Act on Value of the property? [10]
- Or
- (B) Explain: Valuation of Rent Controlled Property. [10]
- Q.4 Short Notes: (Any Two) [10]
- 1) Reasons behind repeal of ULCRA Act (Urban Land Ceiling Act)
 - 2) Floor Space Index
 - 3) Judgement of LARR Act
 - 4) Arbitral Tribunal
 - 5) Effect of Rent control Act on Valuation