

MCom (Valuation) Sem.-1 Examination

Town & Planning

February-2025

Time : 2-30 Hours]

[Max. Marks : 70

Instructions:

1. Attempt all questions.
2. Make suitable assumptions wherever necessary.
3. Figure to the right indicate full marks.

Q - 1 Explain the necessity of town planning by elaborating the objectives of town planning. 14

OR

Q - 1 Write a short-note on effects of town and regional planning on the valuation of real estate. 14

Q - 2 Define development plan; what are the reasons for preparing a development plan? Also, explain the different drawings required for preparing the development plan. 14

OR

Q - 2 What is meant by the term Neighborhood planning? What is its importance? Also explain its objectives and principles. 14

Q - 3 Write short-note on (a.) Patric Geddes triangle (b.) Garden city concept. 14

OR

Q - 3 Enumerate various laws relating to town planning and the laws supplementing the planned development. 14

Q - 4 How GIS can be a tool of urban and regional planning demonstrates many applications of GIS in town and regional planning. 14

OR

Q - 4 What are the various Hierarchical levels of Planning? How are these related to one another? 14

(P.T.O)

Q - 5 Give short answers for the following questions (Attempt any Seven)

14

- a.) What is Town Planning Schemes?
 - b.) Explain the concept F.S.I.
 - c.) Enlist various civic services and social infrastructure required in a city.
 - d.) Explain the necessity of Green belt in town.
 - e.) Define Built up area and Carpet area.
 - f.) Differentiate Town and City.
 - g.) What are the challenges posed by Urbanization?
 - h.) What is Zoning?
 - i.) List out features 73rd amendment act of constitution of India.
 - j.) "Development of a town is governed by its economic activities" explain.
 - k.) What is Fringe area development?
 - l.) "The objective of town planning is to secure best environment for the people" explain.
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