

M.Com. (Val) Sem 2 Examination**MV 506 (Th)****Rural & Urban Land Economics****May-2025****Time : 2-30 Hours]****[Max. Marks : 70**

- Q-1** Explain the concept of Central Business District (CBD) and a Suburb. **14 Marks**
- OR**
- Q-1(A)** What are the conditions of perfect competition in the market? How is it different from monopoly as a market? **7 Marks**
- Q-1(B)** State the characteristics of transactions in the real estate market. (Based on Q5 from image.png) **7 Marks**
- Q-2** Discuss how urban life attracts people more and thereby stimulates the process of urbanization. **14 Marks**
- OR**
- Q-2(A)** Write a short note on zoning. **7 Marks**
- Q-2(B)** What is the basic classification of towns as per Indian Census? **7 Marks**
- Q-3** Explain different model of city growth as proposed by Burgess, Hoyt and Mann. **14 Marks**
- OR**
- Q-3(A)** Write a short note on Hotelling's Laws. **7 Marks**
- Q-3(B)** What is the understanding of urban elements as per Lynch? **7 Marks**
- Q-4** What is Internal Rate of Return (IRR)? Discuss how Net Present Value (NPV) is computed for investment appraisal. **14 Marks**
- OR**
- Q-4(A)** What are the points of difference between property and non-property investment as noticed in the process of urbanization? **7 Marks**
- Q-4(B)** Write a short note on impact of globalization on urban and rural India. **7 Marks**
- Q-5** **Choose the correct answer (2 MARKS EACH)** **14 Marks**
1. The most abundant factor of production is:
(a) Labour (b) Land (c) Machinery (d) All of the above
 2. Characteristics of CBD is a
(a) Land values are very high (b) Tallest buildings (c) Shortage of car parking space (d) all of the above
 3. A business center is a place where people meet for _____ related activities
(a) Business (b) Market (c) Shopping (d) none of the above
 4. In a urban has more than _____ population
(a) 5000 (b) 6000 (c) 7000 (d) 8000

5. In a urban has more than _____ people engaged in non agricultural activity.
(a) 65% (b) 75 % (c) 85% (d) none of the above
6. A city should be divided into suitable zones such as _____.
(a) recreation zone
(b) industrial zone and recreation zone
(c) residential zone, commercial zone
(d) residential zone, commercial zone, industrial zone and recreation zone
7. What are urban units notified under law by respective State/UT governments having local bodies like municipal corporation, municipality, etc, irrespective of demographic characteristics?
(a) Out Growths
(b) Urban Agglomeration
(c) Census Town
(d) Statutory Town
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