

CBCS SCHEME

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18PLN661

Sixth Semester B.Planning Degree Examination, July/August 2022

Land Economics and Locational Theory

Time: 3 hrs.

Max. Marks: 100

Note: Answer any FIVE full questions, choosing ONE full question from each module.

Module-1

- 1 a. Explain the objectives and scope of Land Economics. (10 Marks)
b. Write a short notes on :
(i) Land values (ii) Market Mechanism. (10 Marks)

OR

- 2 a. Explain the conceptual frame work of Land Economics. (10 Marks)
b. Explain the importance of spatial planning in Land Economics. (10 Marks)

Module-2

- 3 a. Write a note on cost of development of land. (10 Marks)
b. Explain the important factors for Land development. (10 Marks)

OR

- 4 a. Write a note on Percentage Completion Method (PCM). (10 Marks)
b. Explain the role of Financial Intermediaries in the development of Land. (10 Marks)

Module-3

- 5 Explain the various methods of property valuation. (20 Marks)

OR

- 6 a. Explain various modes of Land disposal. (10 Marks)
b. Write a note on Land policies. (10 Marks)

Module-4

- 7 Explain the factors affecting the Location Decisions. (20 Marks)

OR

- 8 Explain the different methods used in Locational planning. (20 Marks)

Module-5

- 9 a. Differentiate Financial analysis and Economic analysis. (10 Marks)
b. Write a note on Social Cost Benefits Analysis (SCBA). (10 Marks)

OR

- 10 Explain :
a. Principle of Cost Benefit Analysis (08 Marks)
b. Importance of Cost Benefit Analysis (05 Marks)
c. Limitations of Cost Benefit Analysis (07 Marks)

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Important Note : 1. On completing your answers, compulsorily draw diagonal cross lines on the remaining blank pages.
2. Any revealing of identification, appeal to evaluator and /or equations written eg, 42+8 = 50, will be treated as malpractice.