

**JADAVPUR UNIVERSITY**  
**B. ARCHITECTURE ODD SEM EXAMINATION 2024**  
**5<sup>TH</sup> YEAR, 1<sup>ST</sup> SEMESTER, (SUPPLEMENTARY)**  
**SESSION: 2023-2024**  
**SUBJECT: Arch/T/513 - BUILDING ECONOMICS & VALUATION**

**FULL MARKS :- 100**

$$(10 \times 4) = 40$$

1. Cost
  2. Break Even Point
  3. Life of a building
  4. Market Value
  5. Obsolescence
  6. Reproduction Cost
- (h) What are the types of Business organization?
- (i) What are the factors influencing the “VALUE” of ‘Land’ property?
- (j) What is GNP? What is the difference between GNP & GDP?
- (k) What is the difference between ‘Special Value’ and ‘Sentimental Value’?
- (l) What is Utility of commodity?

$$(4 \times 15) = 60$$

- (b) Define Market Value? What is the difference between Market Value and Realizable Value? What do you know about 'arm's length transaction'? What is 'Distress Value'? 3+4+2+1
- (c) Determine Supply and Pricing and their interrelationship. Discuss the relationship between Normal Goods & Giffen Goods. List the Factors of production and give brief statement about your understanding about them. 3+3+4
- (d) 1. Calculate the amount of Rs. 1/= for 20 years @ 9.5%, if payments are made at the end of each year.
2. What is Year's Purchase (Y.P.) for 7 years and 8 months at 7.5% assuming that and ASFD can invested at 3.8%.

[ Turn over

(e) A certain leasehold property is held for a term of 99 years having 49 years still to run at a ground rent of @ Rs. 1,20,000.00 per annum, the property is sublet on full repairing lease expiring in 15 years period @ Rs. 65,000.00 per month. The present rental value is @ Rs. 75,000.00 per month. Value the interest of the lessee.

(f) Define (any 4): Book Value, Salvage Value, Obsolescence, Gross Rent, Year's Purchase, Profit rent. What are the approaches of Valuation? Discuss any suitable approach of Valuation. List down different purpose of valuation. 4+2+2+2

(g) What are the Market forces that affects the Property Value? What is depreciation? What is straight-line method of depreciation- discuss with example. 4+2+4

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