



**Q67. Market approach to value - Land characteristics and its effect on land values**

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67.1. The value of land mainly depends on

- a) Economic, technical, social and legal aspects
- b) Size, encumbrance, climate, building bye-laws
- c) Topography, prestige aspect, view aspect, Tenure
- d) Community aspect, vastu aspect, landlocked concept, environment aspect

67.2. If the land is situated in a business area of the town, the rental value is

- a) Less
- b) More
- c) Double
- d) Stable

67.3. The important criteria for the selection of the best land in the town is

- a) More width of road
- b) Commercial zone
- c) Location, location & location
- d) Residential zone

67.4. If the land is situated where there are no infrastructure facilities like water, power, drainage, the value is

- a) Half the value of other plot
- b) More
- c) Stable
- d) Less

67.5. When the land is large, the land rate is comparatively

- a) Lower
- b) Higher
- c) Stable
- d) Unstable

67.6. Wider frontage plot in a commercial zone is valued

- a) Less
- b) More
- c) Constant
- d) No value

67.7. Return frontage is known as

- a) Tandem plot
- b) Intermittent plot
- c) Corner plot
- d) Middle plot

67.8. The plots having road in the front and rear side is called as

- a) Single frontage
- b) Return frontage
- c) Multi frontage
- d) Double frontage

67.9. When the width of road is more, normally the value is said to be

- a) More
- b) Less
- c) Double the normal value
- d) Half the normal value

67.10. The concept of floating FSI or transferable right for development of the land is

- a) Building bye-laws
- b) TDR aspect
- c) Tenure aspect
- d) Environment aspect

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- Answers :
- 1 - a
  - 2 - b
  - 3 - c
  - 4 - d
  - 5 - a
  - 6 - b
  - 7 - c
  - 8 - d
  - 9 - a
  - 10 - b

Correct me if I am wrong