



Q68. Market approach to value - Hypothetical plotting scheme for value of large size land - Residual technique and other development methods - Valuation for Joint venture development of property

68.1. Hypothetical plotting scheme is mainly used to value

- a) Large open land
- b) Flats
- c) Industries
- d) Residential building

68.2. Hypothetical building scheme is normally used for

- a) Large utilised property with more FSI
- b) Under utilised property with less FSI
- c) Industries
- d) Flats

68.3. Sale comparison method and development method (Residual technique) are the two main methods under

- a) Income approach
- b) Cost approach
- c) Market approach
- d) Composite rate method

68.4. When total unavailability of sale instances are there, the method useful to find the land rate is called as

- a) Profit method
- b) Sale comparison method
- c) Land & building method
- d) Development method (Residual technique)

68.5. By using this method, land value can be arrived at. The method is called as

- a) Development method
- b) Profit method
- c) Composite rate method
- d) Income capitalisation method

68.6. Joint venture is mostly applicable for

- a) Individual residential building
- b) Apartment building
- c) Cinema theatre
- d) Hotel

- 68.7. In a joint venture development, the ratio normally represents
- a) Landlord : Contractor
 - b) Landlord : Promoter
 - c) Promoter : Landlord
 - d) Engineer : Landlord
- 68.8. In a joint venture, the land rate is to be considered based on
- a) Average of market & guideline rate
 - b) Guideline rate
 - c) Whichever is more
 - d) Prevailing market rate
- 68.9. In a joint venture agreement, the building is rate is based on
- a) The proposed specifications of building
 - b) State PWD rates
 - c) CPWD rates
 - d) Rates adopted by the registrar's office
- 68.10. In a joint venture arrangement, the share of the landlord will be more if the land rate is
- a) Less
 - b) High
 - c) Average
 - d) Adopted based on Guideline rate
- 68.11. In a joint venture agreement, the share of the builder is less when
- a) Building rate is equal to the land component
 - b) Building rate is more than the land component
 - c) Building rate is less than the land component
 - d) The FSI is less
- 68.12. In a joint venture agreement, the two main factors which decide the ratio normally is
- a) Demand
 - b) Plot coverage
 - c) Approved plan
 - d) Land rate & Building rate

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Answers :	1 - a	5 - a	9 - a			
	2 - b	6 - b	10 - b			
	3 - c	7 - c	11 - c			
	4 - d	8 - d	12 - d			

Correct me if I am wrong