**Daffodil International University**

**Faculty of Business and Entrepreneurship**

**Department of Real Estate**

**Program: Bachelor of Real Estate (BRE)**

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| Semester: Spring 2024 | Examination: Final |
| Time: 2:00 Hours | Full Marks: 40 |
| Course Code: 0731-121 | Course Title: Principles of Urban Planning |
| Section: A & B | Faculty: NFM |

Answer **all the following** questions:

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| **SL** | **Question** | **Marks** |
| 1 | a) **Differentiate** the concepts of “Land Cover” and “Land Use” with examples.  b) **What** do you understand by “Smart City”? **Explain** with relevant examples. | 2+ 3=5  **[CLO 1]** |
| 2 | **Describe** the three land use values. **What** do understand by compatibility among land uses? | 5  **[CLO 1]** |
| 3 | **Write** short note on the following two:  a) Urban Fringe  b) Transit Oriented Development (TOD) | 2.5+2.5=5  **[CLO 1]** |
| 4 | **Discuss** the pros and cons of “mixed” and “segregated” land use patterns. **Which** one do you think is better suited for Dhaka? | 5  **[CLO 2, 3]** |
| 5 | **Describe** five principles of designing a Residential Neighbourhood Unit by Clarence Perry. | 5  **[CLO 2]** |
| 6 | **Identify** the five zones of the Concentric Zone Model and briefly **describe** their activities | 5  **[CLO 2]** |
| 7 | The following model shows the “Multiple Nuclei Model”. **Identify** the zones *(as shown in numbers) and* write down at least two principles that the model follows. | 5  **[CLO 2]** |
| 8 | **Mention** one function of the following authorities **(any five)**:  a) Public Works Department (PWD)  b) National Housing Authority (NHA)  c) Urban Development Directorate (UDD)  d) Bangladesh Bridge Authority (BBA)  e) Bangladesh Road Transport Authority (BRTA)  f) Bangladesh Road Transport Corporation (BRTC) | 5  **[CLO 3]** |