

A Real Estate Business on the Cost of Agriculture

Y. Shafee¹, T.Angulakshmi²,

¹Associate professor of commerce department, Muthayammal College of Arts and Science,
Rasipuram(Tk), Namakkal(Dt),
Ys.safee@gmail.com

²M.phil – Research scholar, Muthayammal College of Arts and Science,
Rasipuram(Tk), Namakkal(Dt),
arulangu@gmail.com

Abstract: In today's world nobody is willing to do agricultural business. Due to advanced technology and other development in the technical field. All people want to earn more money in a quick manner. That is why those who are living in the rural area, after their education, they do not want to settle in their own place by doing agriculture. They are making their agricultural field as a plot and selling them in the name of Real estate, this paper covers the effect of Real estate at the barrier of Agriculture, and increasing the scarcity of food products.

Keywords: Agriculture, Money, Real estate, Food.

INTRODUCTION:

Agriculture, also called farming or husbandry, is the cultivation of animals, plants, fungi, and other life forms for food, fiber, bio fuel, medicinal and other products used to sustain and enhance human life. Agriculture was the key development in the rise of sedentary human civilization, whereby farming of domesticated species created food surpluses that nurtured the development of civilization. The study of agriculture is known as agricultural science. The history of agriculture dates back thousands of years, and its development has been driven and defined by greatly different climates, cultures, and technologies. However, all farming generally relies on techniques to expand and maintain the lands that are suitable for raising domesticated species. For plants, this usually requires some form of irrigation, although there are methods of dry land farming. Livestock are raised in a combination of grassland-based and landless systems, in an industry that covers almost one-third of the world's ice- and water-free area. In the developed world, industrial agriculture based on large-scale monoculture has become the dominant system of modern farming, although there is growing support for sustainable agriculture, including permaculture and organic agriculture.

REVIEW OF LITERATURE

In the field of real estate various research articles have been made. Among those articles, this section reviewed some of the articles.

Bansal, A., Sirohi, R. and Jha, Manish (2011) in their article explain that the real-estate sector has been playing a crucial role in SEZ (Special Economic Zone) and forming of townships. As also, it helps the town to become cities. They also

explain the concept of "green" building, adopted by the sector, testifying to a significant emphasis on sustainability consideration.

They explain that infrastructure development is just before parallel to the real estate developments. Their paper presents a panoramic view of the operations of the Indian real estate sector in various property segments, the challenges faced by the sector and its prospects.

Singh V and Komal (2012) explained in their article about the investment in India for property or industry use. And also they divide this sector into three divisions, under the 1st one they explained the fundamental factors affecting the real estate sector value like demand, supply, property, restriction to use and site characteristics. Under the 2nd and 3rd one, they explained the causes and constraints to the present real estate boom respectively in India. They also present the suggestion and future prospects of real estate in the country.

OBJECTIVES OF THE STUDY

1. To analyze the present real estate business at the cost of agriculture.
2. To examine the factors affecting the choice of Agriculture and demands for food.
3. To examine the impact of real estate business at the cost of agriculture on customer satisfaction by appraising the problems faced by the customers.
4. To study the growth and development of real estate business at the cost of agriculture their functions.

PRODUCTION PRACTICES

Tillage is the practice of plowing soil to prepare for planting or for nutrient incorporation or for pest control. Tillage varies in intensity from conventional to no-till. It may improve productivity by warming the soil, incorporating

fertilizer and controlling weeds, but also renders soil more prone to erosion, triggers the decomposition of organic matter releasing CO₂, and reduces the abundance and diversity of soil organisms.

ENVIRONMENTAL IMPACT

Agriculture imposes external costs upon society through pesticides, nutrient runoff, excessive water usage, loss of natural environment and assorted other problems. A 2006 assessment of agriculture in the UK determined total external costs for 2000 of £2,343 million, or £208 per hectare. A 2008 analysis of these costs in the USA concluded that cropland imposes approximately \$5 to 16 billion (\$30 to \$96 per hectare), while livestock production imposes \$714 million. Both studies, which focused solely on the fiscal impacts, concluded that more should be done to internalize external costs. Neither included subsidies in their analysis, but they noted that subsidies also influence the cost of agriculture to society. In 2013, the International Resource Panel of the United Nations Environment Programme published a report assessing the environmental impacts of consumption and production. The study found that agriculture and food consumption are two of the most important drivers of environmental pressures, particularly habitat change, climate change, water use and toxic emissions.

AGRICULTURAL ECONOMICS

Agricultural economics refers to economics as it relates to the "production, distribution and consumption of [agricultural] goods and services". Combining agricultural production with general theories of marketing and business as a discipline of study began in the late 1800s, and grew significantly through the 20th century. Although the study of agricultural economics is relatively recent, major trends in agriculture have significantly affected national and international economies throughout history, ranging from tenant farmers and sharecropping in the post-American Civil War Southern United States to the European feudal system of manorialism. In the United States, and elsewhere, food costs attributed to food processing, distribution, and agricultural marketing, sometimes referred to as the value chain, have risen while the costs attributed to farming have declined. This is related to the greater efficiency of farming, combined with the increased level of value addition (e.g. more highly processed products) provided by the supply chain. Market concentration has increased in the sector as well, and although the total effect of the increased market concentration is likely increased efficiency, the changes redistribute economic surplus from producers (farmers) and consumers, and may have negative implications for rural communities.

REAL ESTATE

Real Estate is the land, including the air above it and the earth below it including any buildings or structures that may form a part. Real Estate includes the activities of purchase, sale and development of land and residential & non residential buildings. The entities involved in the real estate business are: landlords, developers, builders, real estate agents, tenants, buyers, etc.

ADVANTAGES:

1. No necessity of having specialized knowledge of the agricultural market and agricultural business,
2. Possibility to amortize or move investment certificates,

3. No income tax from Investment Fund Companies,
4. Lowest investment risk out of the above mentioned cases.

DISADVANTAGES:

1. High costs of the fund operation, which need to be covered by investors (e.g., evaluating certificates),
2. Necessity of paying a commission when purchasing investment certificates even when a fund is losing money,
3. Necessity of covering a distribution charge for making purchases, as well as permanent and changeable payments,
4. Virtually no control over the operation of the fund,
5. Lower profitability than in the first and second forms of investments.

MARKET INFLUENCES

To identify additional forces influencing the farmland market, survey respondents were asked to assess the influence of 11 different items. These items included:

1. Current net farm income
2. Expected growth in returns to land
3. Crop price level and outlook
4. Livestock price level and outlook
5. Current & expected interest rates
6. Returns on competing investments
7. Outlook for U.S. agricultural export sales
8. U.S. inflation/deflation rate

CUSTOMER SATISFACTION

Superior customer service leads to customer satisfaction and loyalty. Customer service adds value to the products and services of any business, including an agriculture business. It is essential for repeat customers, sales growth and sustained profitability. Whether you are operating a roadside stand selling strawberries or a farm-machinery leasing business, satisfied customers are going to determine your company's long-term viability.

PROBLEMS FACED

Problems faced by the consumers while using real estate business at the cost of agriculture. If consumers are facing problems more frequently, customer satisfaction level will be less and vice-versa. There is indirect relation between the problems faced and the customer satisfaction.

SUGGESTIONS

1. Most of the respondents suggest installing more number of real estate business at the cost of agriculture in Rural & Urban areas.
2. Factors influencing the trend of food consumption Postwar changes in some institutional factors affecting agriculture.
3. Agricultural incomes and levels of living in countries at different stages of economic development.
4. Some general problems of agricultural development in less-developed countries in the light of postwar experience.
5. In recent years the growth rates of world agricultural production and crop yields have slowed. This has raised fears that the world may not be able to grow

enough food and other commodities to ensure that future populations are adequately fed.

6. This study suggests that world agricultural production can grow in line with demand, provided that the necessary national and international policies to promote agriculture are put in place. Global shortages are unlikely, but serious problems already exist at national and local levels and may worsen unless focused efforts are made.

CONCLUSION

We all know Agriculture in the bade bone of our country. Without Agriculture we cannot service we have to depend upon other country for importing food grains and other Agriculture product. So the agriculture should not be abolished and it should not be sold. To real estate business people. So the youngster must come forward for doing agriculture. They should not go beyond money; they should not concern the agricultural land into Real estate. To save our country leis in the hands of youngster.

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