

GUJARAT TECHNOLOGICAL UNIVERSITY**BE SEM-VIII Examination May 2012****Subject code: 180603****Subject Name: Professional Practice and Valuation****Date: 14/05/2012****Time: 10.30 am – 01.30 pm****Total Marks: 70****Instructions:**

1. Attempt all questions.
2. Make suitable assumptions wherever necessary.
3. Figures to the right indicate full marks.

Q.1 The plan of a residential building is shown in Figure-1. Calculate quantity of following items in a quantity sheet. Adopt suitable brief specifications. **14**

1. Excavation in foundation.
2. Plain Cement Concrete (P.C.C.) in foundation in 1:3:6.
3. Brickwork in foundation
4. Brickwork in super structure in cement mortar 1:4.
5. R.C.C. work in Slab, Chhajja and Lintel (bearing 15cm).
6. 2cm thick Marble flooring.
7. Earth filling in plinth.

Q.2 (a) Adopt suitable rates and prepare abstract sheet for the items calculated in Question 1. Also list the factors affecting the rate of items at any place. **07**

(b) Write detailed specifications of following items (Any two) **07**

1. Earthwork in excavation.
2. First class brickwork in cement mortar 1:4 in super structure.
3. Plastering on walls.
4. Reinforced Cement Concreting (1:1.5:3)

OR

(b) What are the objectives of preparing specifications? Give classification of specifications and explain. **07**

Q.3 (a) Find the rate of Plain Cement Concrete (1:2:4) per cu. m. by Rate analysis. Assume suitable rates of material and labour. **07**

(b) What is task work ? On which factors does it depend? **07**

Write task work for,

1. Excavation in ordinary soil up to 1.5m depth
2. Cement Concrete at ground level.
3. Plastering in single coat up to 3m. height.
4. Brickwork up to plinth.

OR

Q.3 (a) List and explain the factors that affect rate analysis. **07**

(b) Calculate following. **07**

1. No. of bricks required for 1 cu.m. brickwork.
2. No. of cement bags for 1 cu.m. brickwork in cement mortar 1:4.
3. Quantity of sand for 1 cu.m. PCC in Cement mortar 1:1.5:3

Q.4 (a) Define contract. List different types of contracts and explain percent rate contract. **07**

(b) What is tender? Give detailed classification of tenders. **07**

OR

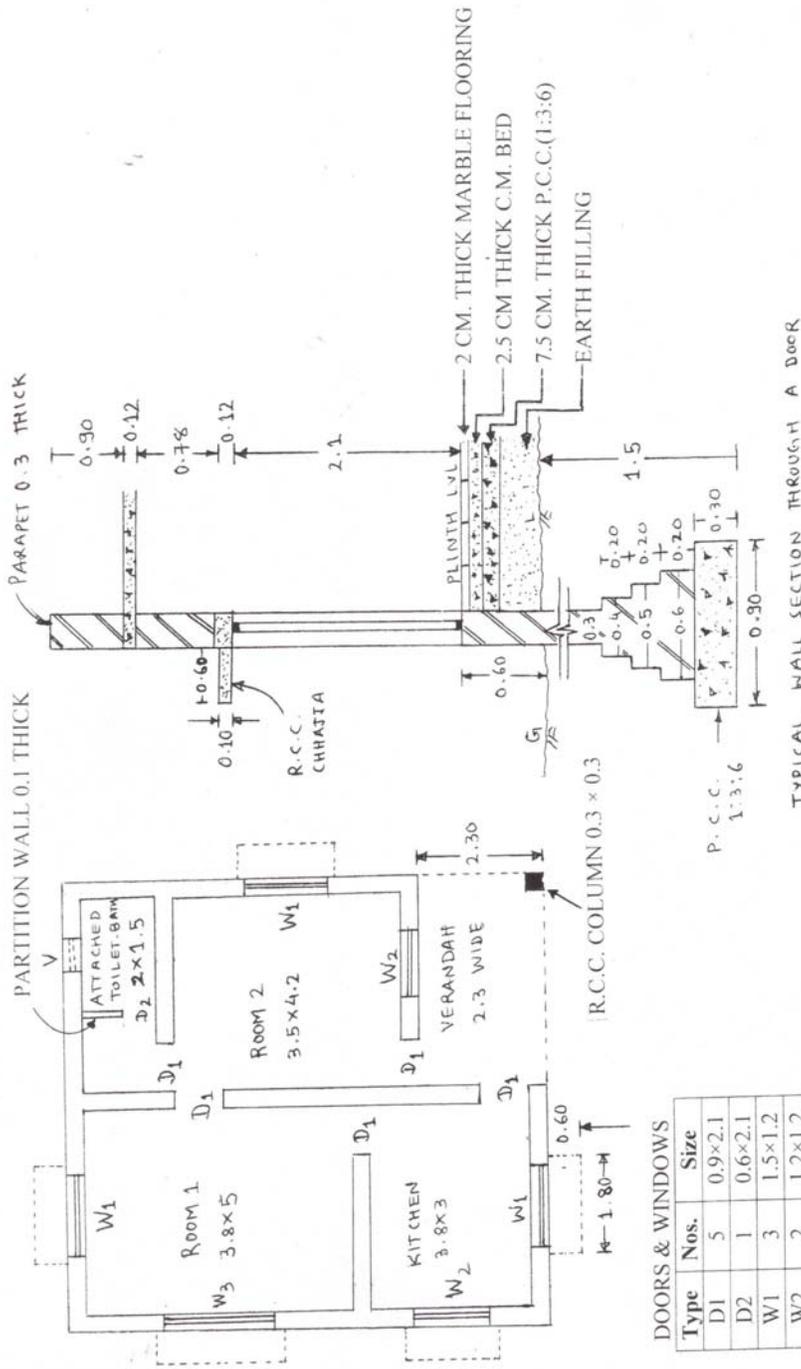
Q.4 (a) Differentiate between departmental execution and contract system. **07**

(b) Write short note on material at site (MAS) account and muster roll. **07**

- Q.5** (a) Enlist and explain different methods of valuation. **07**
(b) Workout the rent per annum of a property from following details: **07**
1. Cost of Land : Rs. 6,00,000/-.
 2. Cost of Construction: Rs. 25,00,000/-.
 3. Required return on land : 6%.
 4. Required return on building : 8%.
 5. Estimated life of building : 50 years.
 6. Rate of interest on sinking fund : 6%.
 7. Annual repairs : Rs. 15,000/-.
 8. All other outgoings : 30% of gross rent.
- Take scrap value of building as 10%.

OR

- Q.5** Write short notes on following (Any four) **14**
1. Purposes of valuation.
 2. Difference between Depreciation and Obsolescence.
 3. Difference between Freehold property and Leasehold property.
 4. Different types of value.
 5. Importance of Tender fee, Earnest money deposit and Security deposit.
 6. Valuation tables.



DOORS & WINDOWS

Type	Nos.	Size
D1	5	0.9x2.1
D2	1	0.6x2.1
W1	3	1.5x1.2
W2	2	1.2x1.2
W3	1	2.0x1.2
V	1	0.6x0.45

NOTE:

1. DRAWING IS NOT TO SCALE
2. ALL DIMENSIONS ARE IN METER UNLESS OTHERWISE SPECIFIED

Figure 1, Q.1