

**GUJARAT TECHNOLOGICAL UNIVERSITY**  
**BE - SEMESTER-VIII EXAMINATION – WINTER 2015**

**Subject Code:180603****Date:07/12 /2015****Subject Name: Professional Practice and Valuation****Time: 2:30pm to 5:30pm****Total Marks: 70****Instructions:**

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

- Q.1** Calculate the following quantities of the residential building which is shown in Fig-1. **14**  
 (i) Excavation in foundation  
 (ii) Plain Cement Concrete in foundation (1:4:8)  
 (iii) First class brick work in foundation and plinth in cement mortar 1:6  
 (iv) 2.5 cm thick D.P.C
- Q.2 (a)** Illustrate with an example of Centre line method and Long-wall Short-wall method of taking out quantities of a building. **07**  
**(b)** Define specification. What are the purposes of writing specifications Also state importance of it. **07**
- OR**
- (b)** Write detailed specifications of following items (Any two) **07**  
 1. 1<sup>st</sup> class Brickwork in Cement Mortar 1:6.  
 2. Reinforced Cement Concrete (M<sub>25</sub>)  
 3. 12mm thick smooth plastering  
 4. Plain Cement Concreting (1:4:8)
- Q.3 (a)** What is the importance of Market survey in civil engineering. Mention rates of at least 10 important building materials prevailing in your city. **07**  
**(b)** What is meant by analysis of rates ? How the rate per unit of an item is worked out. Illustrate with an example. **07**
- OR**
- Q.3 (a)** Explain following : Scrap value, salvage value and book value **07**  
**(b)** Work out the rate by method of Rate Analysis for 12mm thick plaster in cement mortar 1:6 in. Assume suitable rates for material and labours according to SOR. **07**
- Q.4 (a)** Prepare a tender notice for a construction of science lab having area of 500 m<sup>2</sup> owned by GUJCOST. **07**  
**(b)** Explain factors affecting value of a property. **07**
- OR**
- Q.4 (a)** Define Tender. Why tendering is required ? Give classification of tenders. **07**  
**(b)** Explain (i) Monopoly value (ii) Distress value (iii) Potential value **07**
- Q.5 (a)** A lease hold property is to produce a net income of Rs. 15000 per annum for next 50 years. What is the value of property ? The owner desires 8% return on his capital and sinking fund to replace the capital is also to accumulate at 8%. What will be the value of the property if the rate of interest for redemption of capital is 3 % ? **07**  
**(b)** Explain different types of outgoings considered for rent fixation. **07**

**OR**

**Q.5**

Write a short note on following (Any four)

**14**

1. Measurement Book (M.B.)
2. Schedule of rates (SOR)
3. Difference between Depreciation and Obsolescence.
4. Types of Rent
5. Types of Approximate estimates
6. Advantages and disadvantages of Open specifications

