S S	Subje Subje Fime: nstruc 1.	GUJARAT TECHNOLOGICAL UNIVERSITY BE - SEMESTER-VIII (old) - EXAMINATION – SUMMER 2018 ect Code:180603 Date:02/05/2018 ect Name:Professional Practice & Valuation :10:30 AM to 01:30 PM Total Marks: 70 etions: Attempt all questions. Make suitable assumptions wherever necessary. Figures to the right indicate full marks.	
Q.1	(a)	 The plan of a residential building is shown in Figure-1. Calculate quantity of following items. Adopt suitable brief specifications. 1. Earthwork in excavation in foundation 2. Lime concrete in foundation 1:7:20 3. First class brickwork in 1:6 cement sand mortar in foundation and up to plinth 4. DPC of 2.5 cm thick of cement concrete 1:2:4 5. First class brick work in Lime mortar in super structure 6. 12.5 mm thick cement plaster with cement mortar (1:4) inside. 	14
Q.2	(a)	Find the Rate of 12 mm Cement Plastering in CM 1:6 per square meter. Adopt	07
	(b)	prevalent market rates for materials and labour. Write detailed specifications of following items (Any two) 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)	07
	(b)	OR How the bill for payment of the contractor is prepared? What is the procedure of checking the measurements? Also differentiate the First Bill and Final Bill.	07
Q.3	(a) (b)	Explain briefly the principles of writing good specifications. Write a typical detailed specification of 16 cm. Water Bound Macadam Road for Heavy Traffic. Frame a typical Tender Notice for Construction of a School Building, Hostel Building and its allied infrastructure.	07 07
Q.3	(a) (b)	OR Enlist and explain the typical clauses of condition of contract for civil works. Define Tender. Why tendering is required? Give classification of tenders.	07 07
Q.4	(a) (b)	Why is Analysis of Rates carried out? Enlist and explain the factors affecting Rate analysis. An industrialist has taken a loan of Rs. 6,50,000/- from the bank at 6 % and the same is required to be paid after 20 years. What sinking fund should be set aside from profits and invested at 4 %, so as to repay the loan with interest thereon?	07 07
Q.4	(a)	OR A building was constructed 10 years ago, its cubical contents are 500 cu. m. and the cost of land is Rs. 4 lacs. Find out the capitalized value allowing for depreciation etc. also find out the net value of building needs immediate repair of Rs. 30,000/- the present cubical content rate is Rs. 1,500/- per cu. m. The rate of interest is 6 % for depreciation and further life of the building is 50 years.	07
	(b)	State the purpose of writing specifications. Classify specifications and explain briefly any two.	07

Q.5	(a)	A government accommodation is built at the cost of Rs. 80,000/ The water,	07
		sanitary and electrical insulation expenditure is Rs. 20,000/ Calculate the	
		standard rent of the building if the following rates are fixed:	
		(i) 5 % on construction cost	
		(ii) 2 % on maintenance of building work	
		(iii) 3 % on installation expenditure	
		(iv) Rs. 150/- as property tax every year	
		(v) Neglect the cost of land.	
		Take annual standard rent as 6 % per annum of the total capital cost.	
	(b)	Enlist the factors increasing and decreasing the value of a property.	07
		OR	
Q.5	(a)	Enlist various methods of determining value of a property. Explain any one method in detail.	07
	(b)	Write short note on any two:	07
	` /	(i) Scrap Value and Salvage Value	
		(ii) Year's Purchase	
		(iii)Special Repair Estimate	

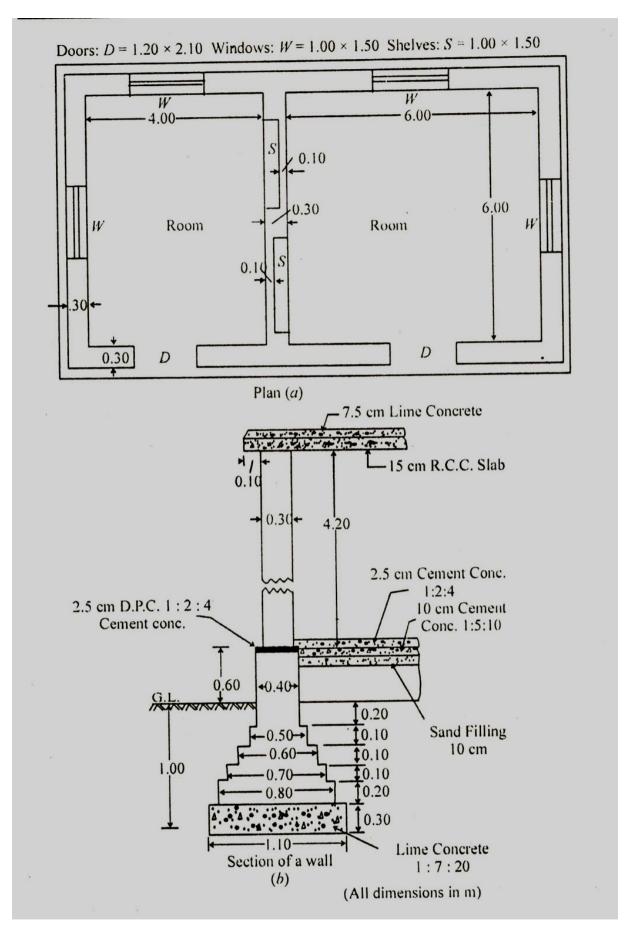


Figure - 1