

Seat No.: _____

Enrolment No. _____

GUJARAT TECHNOLOGICAL UNIVERSITY

BE - SEMESTER-VIII (old) - EXAMINATION – SUMMER 2018

Subject Code:180603

Date:02/05/2018

Subject Name:Professional Practice & Valuation

Time:10:30 AM to 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 (a)** The plan of a residential building is shown in Figure-1. Calculate quantity of following items. Adopt suitable brief specifications. **14**
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.

- Q.2 (a)** Find the Rate of 12 mm Cement Plastering in CM 1:6 per square meter. Adopt prevalent market rates for materials and labour. **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)** 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)** Explain briefly the principles of writing good specifications. Write a typical detailed specification of 16 cm. Water Bound Macadam Road for Heavy Traffic. **07**

- (b)** Frame a typical Tender Notice for Construction of a School Building, Hostel Building and its allied infrastructure. **07**

OR

- Q.3 (a)** Enlist and explain the typical clauses of condition of contract for civil works. **07**

- (b)** Define Tender. Why tendering is required? Give classification of tenders. **07**

- Q.4 (a)** Why is Analysis of Rates carried out? Enlist and explain the factors affecting Rate analysis. **07**

- (b)** 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**

OR

- Q.4 (a)** 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, sanitary and electrical insulation expenditure is Rs. 20,000/-. Calculate the standard rent of the building if the following rates are fixed: **07**
- (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

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