

GUJARAT TECHNOLOGICAL UNIVERSITY

BE- SEMESTER-VIII (OLD) EXAMINATION – WINTER 2020

Subject Code:180603

Date:21/01/2021

Subject Name:Professional Practice & Valuation

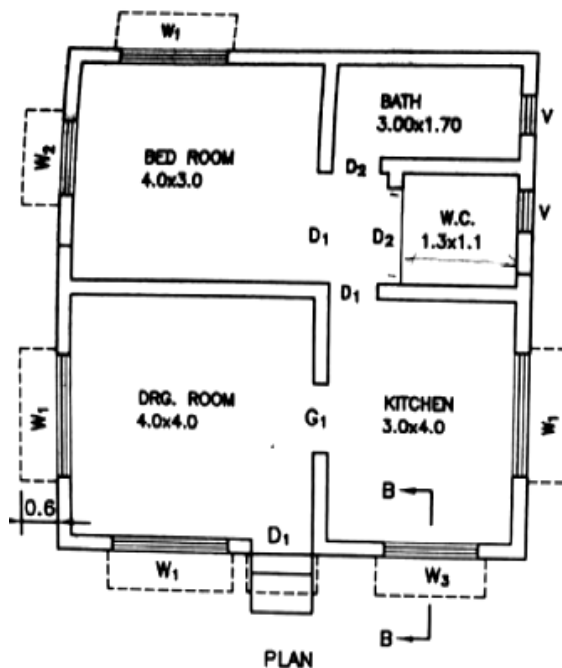
Time:02:00 PM TO 04:00 PM

Total Marks: 47

Instructions:

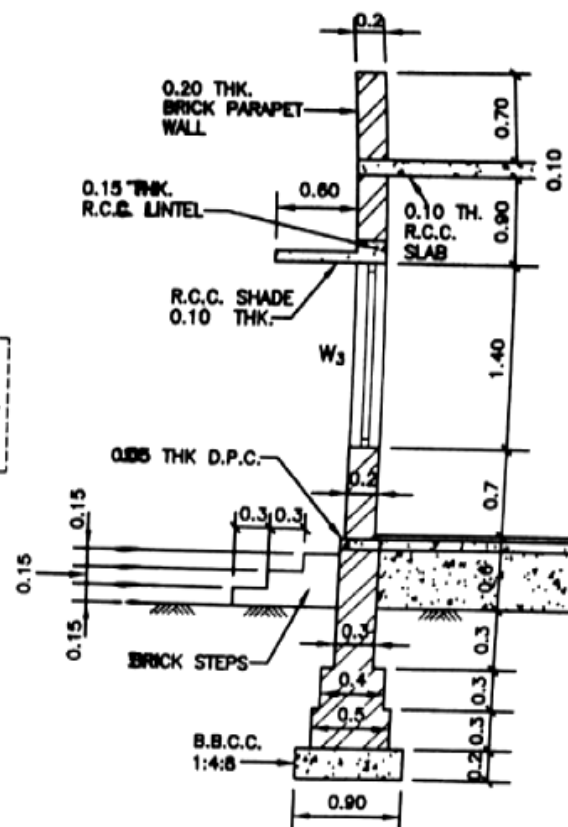
1. Attempt any THREE questions from Q.1 to Q.6.
2. Q.7 is compulsory.
3. Make suitable assumptions wherever necessary.
4. Figures to the right indicate full marks.

- Q.1 (a)** The Plan of a residential building is shown in Figure-1. Calculate quantity of following items 14
in a quantity sheet. Adopt suitable brief specifications. Use long wall/ short wall method.
1. Excavation in foundation
 2. B.B.C.C. (1:4:8) in foundation.
 3. First class brick work in foundation and plinth in cement mortar 1:6
 4. 2.5 cm thick Damp proof course.



DOOR-WINDOW SCHEDULE

- $D_1 = 1.10 \times 2.10$
 $D_2 = 0.90 \times 2.10$
 $G_1 = 1.20 \times 2.10$
 $W_1 = 1.80 \times 1.40$
 $W_2 = 1.20 \times 1.40$
 $W_3 = 1.50 \times 1.40$
 $V = 0.60 \times 0.60$



NOTES:-

ALL DIMENSIONS ARE IN METER
NOT TO SCALE

- Q.2** (a) Explain various types of detail estimates. **07**
(b) Write Detailed specifications for excavation in foundation. **07**
- Q.3** (a) What is meant by analysis of rates ? How the rate per unit of an item is fixed. **07**
(b) Write detail specification of Timber door and windows and Cement concrete (1:4:8) for foundation. **07**
- Q.4** (a) What is the importance SOR? Mention rates of at least 10 important building materials prevailing in your city. **07**
(b) Calculate the following: 1) No. of bricks required for 1cu.m. brick work. **07**
2) No. of cement bags for 1 cu.m. brick work in cement mortar 1:4
- Q.5** (a) Write short note on “Condition of Contract” and Explain important contractual conditions. **07**
(b) Define Tender and Give detail classifications of Tenders. **07**
- Q.6** (a) Discuss the factors affecting selection of construction equipment. **07**
(b) What are the reasons of exceeding the actual cost to estimated cost? **07**
- Q.7** (a) A building is constructed in a plot of 175 sq.mt. Costing Rs. 50,000. The cost of construction is Rs.1,00,000. The life of building is 75 years . The owner desires 7% return on land value and 9% return on construction cost. Annual repair are 1% of the construction cost. Taking 5% rate of interest for sinking fund. Calculate annual rent of building. The scrap value is zero. Take outgoings as 3% of gross income. **05**

OR

- Q.7** (a) Write a short note on following (Any two) **05**
1. Valuation table.
2. Schedule of rates (SOR)
3. Difference between Depreciation and Obsolescence.
4. Difference between freehold property and lease hold property
5. Detail estimate.
