

GUJARAT TECHNOLOGICAL UNIVERSITY**BE - SEMESTER-VIII (OLD) - EXAMINATION – WINTER 2019****Subject Code: 180603****Date: 25-11-19****Subject Name: Professional Practice & Valuation****Time: 02:30 PM TO 05:30 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)** Calculate the following quantities for residential quarter shown in drawing. **14**
(refer drawing on back side of page)
[1] Excavation for Foundation
[2] D.P.C 4 cm thick in cement concrete 1:2:4 with two coat of bitumen
[3] Brickwork in Super structure C.M 1:6
[4] Plain Cement Concrete in foundation (1:4:8)

- 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 and Importance of writing specifications **07**

OR

- (b)** Describe service unit method of App. Estimate. **07**
Q.3 (a) What is meant by analysis of rates? How the rate per unit of an item is fixed. **07**
(b) Define Market survey. Enlist 10 construction materials with recent prevailing market rate in your city. **07**

OR

- (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 in detail. **07**
(b) Explain following in detail. **07**
[1] Condition of Contract.
[2] Liquidated damage.

OR

- Q.4 (a)** Explain methods of calculating depreciation. **07**
(b) Explain Book value, Salvage value, Market value, Outgoings and Obsolescence. **07**
Q.5 (a) Explain rental method of valuation with a typical example. **07**
(b) The value of building is 1,20,000/- out of which land cost is Rs.20,000/-. it is in good condition if the life of building is 80 years, owner expects 7% return on construction cost and 5% return on land cost. at the end of useful life Rs. 1,35,000/- will be required to replace construction cost. Assuming sinking fund interest as 5%, repair charges 1% of construction cost. all other outgoing 30% of net annual income, scrap value is 10% of present value, calculate the standard rent of the building. **07**

OR

(a) Write short note on [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

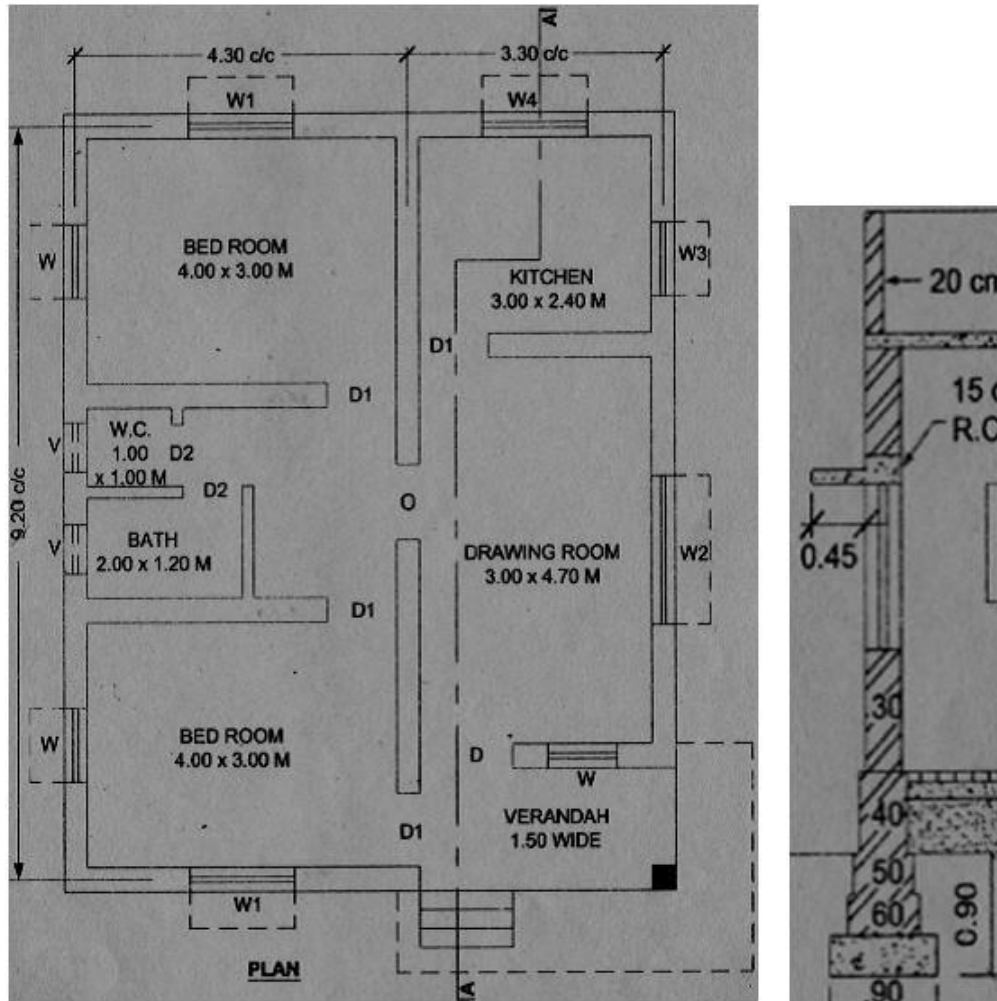


Fig for Question 1
