

GUJARAT TECHNOLOGICAL UNIVERSITY
PDDC - SEMESTER- VIII • EXAMINATION – SUMMER 2017

Subject Code: X80601**Date: 27/04/2017****Subject Name: Professional Practice & Valuation****Time: 10.30AM to 01.00PM****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)** Work out the quantities of following items for plan in Figure -01 **07**
 1) Earth work in excavation
 2) Cement Concrete
 3) Brick masonry in substructure
- (b)** Explain importance of specifications and write specifications for earth work in excavation. **07**
- Q.2 (a)** What is meant by rate analysis? What is its importance? Carry out the rate analysis for R.C.C work in proportion (1:2:4) with steel reinforcement. **07**
- (b)** Work out rate analysis for Mosaic tiles flooring. **07**
- OR**
- (b)** Write short note on: **07**
 1) S.O.R
 2) Task of an item of Civil Work.
- Q.3 (a)** Explain different types of detailed estimates. **07**
(b) Why are detailed estimates of a project prepared? What costs do they include? **07**
- OR**
- Q.3 (a)** Write short note on any one. **07**
 1) Construction cost index
 2) Abstracting or bill of quantities.
- (b)** Define a contract and explain various essential elements of a valid contract. **07**
- Q.4 (a)** What is meant by “Conditions of Contract”? Write important conditions of contract for a civil engineering project. **07**
(b) State the important points to be included in tender notice and draft a tender notice for a typical civil engineering work at your city. **07**
- OR**
- Q.4 (a)** Write short notes on “Easements” and explain essential characteristics of easements. **07**
(b) Explain the following terms **07**
 1) Mortgage 2) Free hold and lease hold property
- Q.5 (a)** Define and explain following terms **07**
 1) Value 2) Cost 3) Price 4) Standard rent
- (b)** Using the following data work out the rent of a property. **07**
 Cost of land = Rs. 365000/-
 Cost of building = Rs. 1235000/-
 Out goings = 30% of net return
 Expected return on building and land are 12% and 7.5% respectively.
- OR**
- Q.5 (a)** Explain the following terms. **07**
 1) Sinking fund 2) Depreciation 3) Capitalized Value

(b) A lease hold property is to produce a net income of Rs. 5000/- per annum for the next 40 years. **07**
 What is the value of the property? Assume that owner requires a return of 6% on his capital and that the sinking fund to replace the capital is also to be accumulated at 6%. What will be value of the property if the rate of interest for redemption of the capital is taken as 3.5%.


