Seat No.: _____ Enrolment No._____

GUJARAT TECHNOLOGICAL UNIVERSITY

PDDC - SEMESTER–VIII • EXAMINATION – SUMMER 2013

Subject Code: X80601 **Date: 09-05-2013**

Subject Name: Professional Practice and Valuation

Time: 10.30 pm - 01.00 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 quantity of following items in a quantity sheet from the plan as shown in Figure 1. I. Excavation II. Plain Cement Concrete 1:3:6 III. R.C.C. Slab IV. Flooring V. Paint	**07**
	(b)	Define estimate. Explain in detail various types of estimates.	**07**
Q.2	**(a)**	What is rate analysis? Explain importance of market survey in detail.	**07**
	(b)	Write detailed specifications of following items I. First class brickwork in cement mortar 1:4 in super structure. II. Plastering on walls.	**07**
		OR	
	(b)	What are the objectives and importance of specifications? Explain language of specification writing.	**07**
Q.3	**(a)**	Find the rate of second class brick masonry (1:6) per unit by Rate analysis. Assume suitable rates of material and labour.	**07**
	(b)	Adopt suitable rates and prepare abstract sheet for the items calculated in Question 1.	**07**
		OR	
Q.3	**(a)**	Find the rate of Plain Cement Concrete (1:3:6) per cu. m. by Rate analysis. Assume suitable rates of material and labour.	**07**
	(b)	Find out reinforcement quantity from Figure 2.	**07**
Q.4	**(a)**	Define (i) tender (ii) contract. Explain unbalanced tender with example.	**07**
	(b)	Explain in detail cost plus contract with merits and demerits.	**07**
		OR	
Q.4	**(a)**	Explain in detail Item rate contract with merits and demerits.	**07**
	(b)	Write detailed tender notice for construction of a hostel building. Assume relevant data.	**07**
Q.5	**(a)**	Define valuation. Explain in brief purpose of valuation.	**07**
	(b)	Differentiate (i) Cost, price and value (ii) Market value and book value	**07**
		OR	
Q.5	**(a)**	Workout the rent per annum of a property from following details: 1. Cost of Land : Rs. 7,00,000/-. 2. Cost of Construction: Rs. 25,50,000/-.	**07**

3. Required return on land : 8%.
4. Required return on building :9%.
5. Estimated life of building : 75 years.
6. Rate of interest on sinking fund : 8%.
7. Annual repairs : Rs. 25,000/-.
8. All other outgoings : 30% of gross rent.

Take scrap value of building as 10%

(b) Define: **07**

I. Depreciation
II. Salvage Value
III. Obsolescence
IV. Security Deposit
V. Earnest Money Deposit
VI. Lease
VII. Agreement

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