Seat No.: _____ Enrolment No._____

GUJARAT TECHNOLOGICAL UNIVERSITY

BE - SEMESTER–VIII EXAMINATION – WINTER 2015

Subject Code:180603 **Date:07/12 /2015**

Subject Name: Professional Practice and Valuation

Time: 2:30pm to 5:30pm **Total Marks: 70**

Instructions:

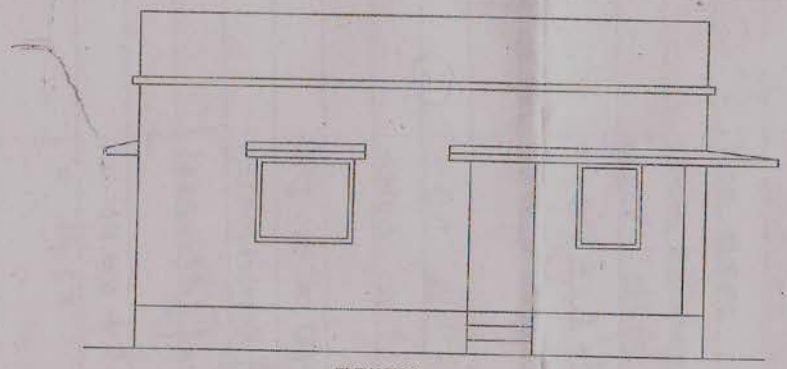
1. **Attempt all questions.**
2. **Make suitable assumptions wherever necessary.**
3. **Figures to the right indicate full marks.**

Q.1		Calculate the following quantities of the residential building which is shown in Fig-1. (i) Excavation in foundation (ii) Plain Cement Concrete in foundation (1:4:8) (iii) First class brick work in foundation and plinth in cement mortar 1:6 (iv) 2.5 cm thick D.P.C	**14**
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 of writing specifications Also state importance of it.	**07**
		OR	
	(b)	Write detailed specifications of following items (Any two) 1. Ist class Brickwork in Cement Mortar 1:6. 2. Reinforced Cement Concrete (M_{25}) 3. 12mm thick smooth plastering 4. Plain Cement Concreting (1:4:8)	**07**
Q.3	**(a)**	What is the importance of Market survey in civil engineering. Mention rates of at least 10 important building materials prevailing in your city.	**07**
	(b)	What is meant by analysis of rates ? How the rate per unit of an item is worked out. Illustrate with an example.	**07**
		OR	
Q.3	**(a)**	Explain following : Scrap value, salvage value and book value	**07**
	(b)	Work out the rate by method of Rate Analysis for 12mm thick plaster in cement mortar 1:6 in. Assume suitable rates for material and labours according to SOR.	**07**
Q.4	**(a)**	Prepare a tender notice for a construction of science lab having area of 500 m^2 owned by GUJCOST.	**07**
	(b)	Explain factors affecting value of a property.	**07**
		OR	
Q.4	**(a)**	Define Tender. Why tendering is required ? Give classification of tenders.	**07**
	(b)	Explain (i) Monopoly value (ii) Distress value (iii) Potential value	**07**
Q.5	**(a)**	A lease hold property is to produce a net income of Rs. 15000 per annum for next 50 years. What is the value of property ? The owner desires 8% return on his capital and sinking fund to replace the capital is also to accumulate at 8%. What will be the value of the property if the rate of interest for redemption of capital is 3 % ?	**07**
	(b)	Explain different types of outgoings considered for rent fixation.	**07**

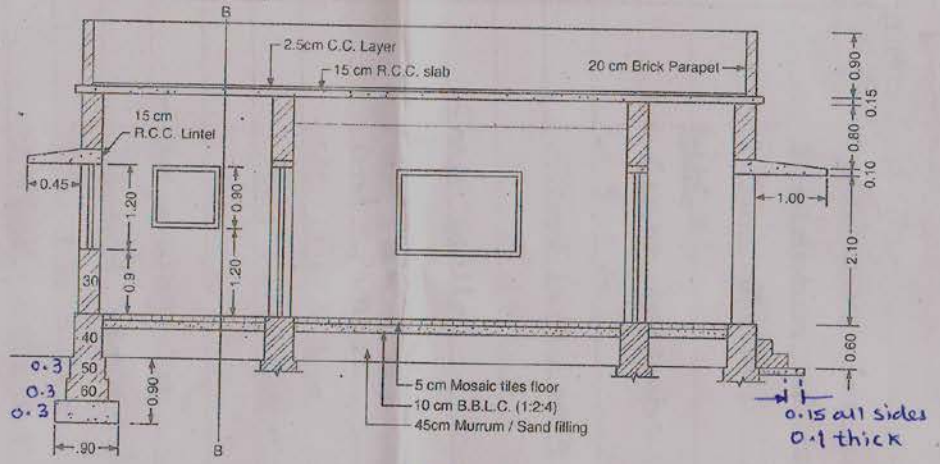
OR

Q.5 Write a short note on following (Any four) **14**

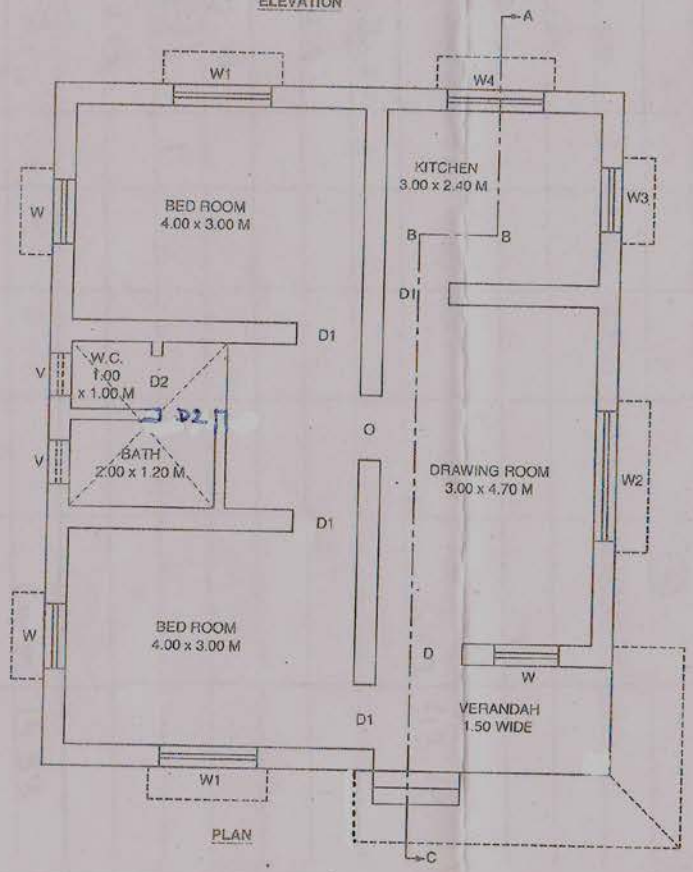
1. Measurement Book (M.B.)
2. Schedule of rates (SOR)
3. Difference between Depreciation and Obsolescence.
4. Types of Rent
5. Types of Approximate estimates
6. Advantages and disadvantages of Open specifications



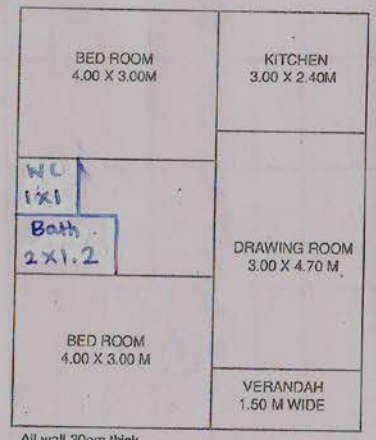
ELEVATION



SECTION A - C



PLAN



All wall 30cm thick

LINE PLAN

Figure 1

Q.1

SCHEDULE FOR OPENINGS

NO.	DETAILS	SYMBOL	NOS.	SIZE
1	DOOR	D	1	1.20 x 2.10 m
2	DOOR	D1	4	0.90 x 2.10 m
3	DOOR	D2	2	0.75 x 2.10 m
4	WINDOW	W	3	0.90 x 1.20 m
5	WINDOW	W1	2	1.35 x 1.20 m
6	WINDOW	W2	1	1.80 x 1.20 m
7	WINDOW	W3	1	0.90 x 0.90 m
8	WINDOW	W4	1	1.35 x 1.20 m
9	VENTILATION	V	2	0.60 x 0.30 m
10	OPENING	O	1	0.90 x 2.10 m

- All dimensions are in M. unless otherwise specified.
- Wall thickness is in cm.
- Step Riser 20 cm
  Trade 30 cm