

GUJARAT TECHNOLOGICAL UNIVERSITY
PDDC - SEMESTER-VIII EXAMINATION – SUMMER 2016

Subject Code: X80601**Date: 10/05/2016****Subject Name: Professional Practice & Valuation****Time: 10:30 AM TO 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) Workout the following quantities for residential building as shown in Fig.1 **07**
a) First class brick masonry in 1:6 CM for foundation and plinth.
b) Internal plastering in 1:4 CM.
- (b) Workout the following quantities for residential building as shown in Fig.1 **07**
a) First class brick masonry in 1:6 CM for superstructure.
b) RCC in 1:1.5:3 for lintel, chajja and slab.
- Q.2** (a) Discuss the objective of preparing specification. Enlist types of specification and explain it. **07**
(b) Draft specification for Reinforced Cement Concreting in 1:1.5:3 CC. **07**
- OR**
- (b) Draft specification for wooden door and window frame. **07**
- Q.3** (a) Explain in details various factors affecting rate analysis. **07**
(b) Carryout the rate analysis for 12mm thick plaster in cement mortar 1:6. Assume suitable rates for material and labours according to current market rates. **07**
- OR**
- Q.3** (a) Carryout the rate analysis for RCC work for beam in 1:1.5:3 CC. **07**
(b) Explain the term 'Task work'. Discuss the factors affecting task work. Narrate the task work for mason. **07**
- Q.4** (a) Define contract. Enlist various types of contracts and explain any one in detail. **07**
(b) Explain the 'tender'. Draft a tender notice for construction of boys hostel for Engineering College. **07**
- OR**
- Q.4** (a) Explain material at site (MAS) account and muster roll. **07**
(b) List out type of contracts and Explain item rate contract and Lump-sum contracts. **07**
- Q.5** (a) Explain following terms 1) Book Value 2) Salvage Value 3) Sinking fund 4) out going 5) Capitalized value 6) Years purchase 7) Depreciation **07**
(b) Calculate the depreciation and book value after 30th year of life by straight line method, constant % method and sinking fund method. The cost of newly constructed building was Rs. 15, 80,000/- including 4, 25, 000/- cost of land. The life of building is 75 years. Rate of interest is 8%. The scrap value of building is 10% of its construction cost. **07**
- OR**
- Q.5** (a) Enlist and explain various types of value. **07**

(b) Workout the rent per annum of a property from following details: **07**

1. Cost of Land : Rs. 12,00,000/-.
 2. Cost of Construction: Rs. 35,00,000/-.
 3. Required return on land : 7%.
 4. Required return on building : 9%.
 5. Estimated life of building : 50 years.
 6. Rate of interest on sinking fund : 6%.
 7. Annual repairs : Rs. 18,000/-.
 8. All other outgoings : 35% of gross rent.
- Take scrap value of building as 10%.

