

GANPAT UNIVERSITY

B. TECH. SEM. VII CIVIL ENGINEERING

REGULAR EXAMINATION – NOVEMBER/DECEMBER:- 2011

C:702 – PROFESSIONAL PRACTICE AND VALUATION

TOTAL MARKS: 70

TIME: 3 HOURS

Instructions: - (1) Answer to the two sections must be written in separate answer books.

(2) Figures to the right indicate full marks.

(3) Assume suitable data if required.

Section - I

- Q.1 (A) Enlist types of organization. Explain any one in detail with advantages and Disadvantages. 6
- (B) Define term contract. Enlist Types of contract and explain any one in detail. 6
- OR
- Q.1 (A) Write short note on tendering process. 6
- (B) Define condition of contract and mention its objects and importance. 6
- Q.2 (A) Briefly mention responsibilities of Engineer & Owner. 6
- (B) Differentiate: Earnest Money Deposit and Security Deposit. 5
- OR
- Q.2 (A) Write short note on breach of contract. 6
- (B) Briefly explain Process of arbitration. 5
- Q.3 Attempt the following: 6
- (A) Write Short note on easement. 6
- (B) Draft a Tender Notice for Construction of 'Boys hostel building' at Ganpat University campus, Kherva for Ganpat University. Assume Suitable data necessary.

Section – II

- Q.4 (A) Compare departmental method of execution and contract system of execution. 6
(B) Write Short note on Entrepreneurship development. 6
- OR
- Q.4 (A) Define terms: Cost, Price, Value, Real estate, Personal estate, Book value. 6
(B) State & explain Objects of valuation. 6
- Q.5 (A) Explain factors affecting the value of a property. 6
(B) Write Procedure of fixing standard rent. 5
- OR
- Q.5 (A) Enlist various methods for calculating depreciation and explain any two methods in detail. 6
(B) Define IPR. Explain importance of IPR and enlist forms of IPR. 5
- Q.6 (A) A developer has invested Rs. 100000 behind land and Rs. 300000 for building construction. He desires 5% rate of interest on land and 12% on construction cost. Find out the monthly rent to be charged for building with following data. 6
Govt. taxes 6% of net income.
Drainage and water charges Rs.900/yr.
Annual maintenance and repair 1.2% of construction cost
Administration and Rent collection charges 8% of gross income.
Remaining all outgoing 12% of gross income.
- (B) A Property is situated in a residential housing society. An old styled bungalow constructed before 30 years stands over the open land. Work out the value of the property from the following particulars: 6
Nature of occupation: Self-occupied by owner for residence
Area of land: 900 m^2 , Estimated rate of open land: Rs. 6000/- per m^2
Estimated future life of building: perpetuity
Floors: Cellar, ground floor, first floor, stair cabin and garage
Built-up areas: Cellar: 160 m^2 , G.F.: 250 m^2
F.F: 250 m^2 , Stair cabin: 50 m^2 , Garage : 20 m^2
Estimated rates of construction inclusive of depreciation: Rs.6000/-Per m^2 for G.F. , Rs.5750/-Per m^2 for F.F.
Rs.3000/-Per m^2 for Stair cabin, cellar and garage
Permissible built up on G.F. : One third of plot area.

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