

**B. Arch V-Year (9th Semester) odd Semester Examinations
Professional Practice, Valuation and Arbitration | ARC5190**

Maximum Marks: 60

C-04

Duration: Two Hours

*Use befitting sketches, thumbnails, drawings and illustrations to support your answers.
Assume and write the missing data/situation/dimensions.*

Q. 1 Explain briefly any 5 important clauses of contract?
OR

10

Q. 1 Explain in detail Tender and process of publicity, opening, Justification and acceptance of tender?

Q.2 (a) Define in detail any four of the following.

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- (i) Fair Market Value;
- (ii) Salvage Value;
- (iii) Year's purchase;
- (iv) Straight line Method of Depreciation;
- (v) Sinking Fund;
- (vi) Capitalised Value;

OR

Q. 2 Calculate Present Value of a property by **Replacement Cost method** with following data particulars;

- (i) Land Area = 225.0 SqM ;
- (ii) Land rates as on date = Rs 20,000/- per SqM ;
- (iii) Covered Area = 175.0 SqM ;
- (iv) Covered area rates as on date = Rs 20,000/- per SqM ;
- (v) Age of the Building = 15 Years ;
- (vi) Anticipated Total life of building = 75 Years ;

Assume any data if needed in valuation.

Q. 3 Write briefly Powers and Duties of an Arbitrator?

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Q.4 What is the Architects Act 1972? Explain in Detail.

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OR

Q. 4 Who can register in IIA. Explain registration process.

Q.5 What are the professional duties and Liabilities of an architect?

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OR

Q.5 Which types of services Architects required to provide for Urban design and explain scale of charges for the same?

Q.6 Explain any two of the Following.

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- i. Single stage open competition.
- ii. Two stage open competition.
- iii. Comprehensive Architecture Services.

2023-24
B.ARCH. IX SEM. EXAMINATION
HOUSING AND COMMUNITY PLANNING
ARE 5230

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*Neat presentation of write-ups carrying relevant examples and sketches carry additional weightage within maximum marks.
 Attempt all questions availing in-built choices*

1. In the current housing scenario of the country discuss the role of housing densities and their applications by planners in alleviating the miseries of existing dense urban spaces and slums. (15)
2. What are various typologies of housing? Discuss the role of different classification parameters in terms socio-economic and architectural clustering/clubbing in housing and community planning. (15)
3. Write short notes on any Three of the following (5x3)
 - a) Government's role as a facilitator of housing and housing loan.
 - b) Enumerate various housing and development finance institution that exist at global, regional, national and local level elaborating the role of the central bank of a country.
 - c) Discuss the paradox of high urban housing demand vis- a vis low rural housing demand against scares or surplus land availability.
 - d) Discuss the role Architect/Planner in mitigating the disasters like fire & earthquake in new housing at design /detail/planning stage.
4. Differentiate between any Three of the following (5x3)
 - a) Traditional practices of rural housing construction & appropriate Rural Housing Technology
 - b) EMI & Stepped up EMI
 - c) 3R(s) reach/rescue/rehabilitation & 3R(s)repair/restore/retrofit
 - d) Low Self-help component of housing construction & low cost site and services scheme.