



**KD-8021**

**B. Arch. V (Sem. X) Examination**

**December - 2012**

**AR - 1002 : Professional Practice**

Time : 3 Hours]

[Total Marks : 100

**Instructions :**

(1)

नीचे दृष्टावेक निशानीवाणी विगतो उत्तरवही पर अवश्य लपवी. Fillup strictly the details of signs on your answer book.		Seat No. :	
Name of the Examination :		<input type="text"/>	
<input type="text" value="B. Arch. V (Sem. X)"/>		<input type="text"/>	
Name of the Subject :		<input type="text"/>	
<input type="text" value="AR - 1002 : Professional Practice"/>		<input type="text"/>	
Subject Code No. : <input type="text" value="8"/> <input type="text" value="0"/> <input type="text" value="2"/> <input type="text" value="1"/>		Section No. (1, 2,.....) : <input type="text" value="Nil"/>	
		<input type="text" value="Student's Signature"/>	

- (2) Figures to the right indicate full marks.
- (3) All questions have to be attempted in one answer sheet only.
- (4) Support your answers with neat and clean sketches wherever necessary.

**1 (A) Answer in brief:**

**(10)**

1. Importance of "Estimation" in building industry
2. Major advantages of arbitration
3. Criteria of "acceptance of tender"
4. Factor affecting "valuation of property"
5. Essential of "Fair market value" of property

**(B) Mention the following sentence is true or false**

**(10)**

1. Earnest money is to sub-set the security deposit
2. Architect may not be held liable for any "Patent Defect" in the building
3. "Clerk of Work" is employed at the cost and consequences of architect.
4. Council of Architect Act is a part of "Constitution of India"
5. "Cubic contents methods" of estimation does not bear any relationship to different components of a building which generate the cost.
6. "Clerk of work" is employed at the cost and consequences of contractor.
7. Minimum three members are required to constitute arbitrator
8. Contractor has authority to refuse execution of work, after assignment of job to him.
9. Owner of land at higher level enjoys easement right to discharge surplus water through neighbours at lower level property.
10. Council of architect act is a part of constitution of state.

**2 Answer any three in Detail:**

**(36)**

1. Duties and obligations of employer architect towards his office staff.
2. Explain in context with principle of estimation "cost planning" is a continuous process.
3. Duties and obligations of "Employer Architect" towards employees of the office.
4. "Extra Burden of easement" to servient heritage leading to extinction of easement.
5. Define arbitration briefly explain its advantages.

**3 Explain and Discuss in detail**

**(20)**

- (a) Failure of landlord to repair tenement property does not discharge liability under repair board under BMC act provision
- (b) Define "Comprehensive Architectural Services" under the council of architectural norms.

**OR**

- (b) 'Breach' can be called as "mother of damages" under building contracts.

**4 Write Short notes (ANY FOUR)**

**(24)**

- (a) Factor affecting "Rate Analysis"
- (b) Penultimate Certificate.
- (c) Quantum Merit.
- (d) Cost planning and cost checking are co-related terms.
- (e) Major distribution between Earnest money and Security deposits.