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09ARC84

Eighth Semester B.Arch. Degree Examination, Aug./Sept. 2020
Professional Practice – II

Time: 3 hrs.

Max. Marks:100

- 1 a. Briefly mention the functions of supervision. (05 Marks)
b. Explain the following : (15 Marks)
i) Clerk of work
ii) Latent defects
iii) Patent defects
- 2 a. What are the most common types of disputes arising from construction contracts? (10 Marks)
b. Explain the modes of settlement of disputes in construction contracts. (10 Marks)
- 3 a. Elaborate on the powers and duties of an arbitrator. (10 Marks)
b. Explain the following : (10 Marks)
i) Arbitrator
ii) Umpire
iii) Arbitration Award
iv) Order of reference
- 4 Differentiate between the following : (20 Marks)
a. Replacement value of reversionary value
b. Market value and salvage value
c. Rent and lease
d. Dominant and servient heritage
- 5 a. What is easement? Explain the modes of acquiring easement. (10 Marks)
b. Explain the role of architect in protecting easement rights. (10 Marks)
- 6 a. Describe the factors for valuation of properties. (08 Marks)
b. Elaborate any one method of valuation in detail. (12 Marks)
- 7 a. Discuss the types of land tenures. (05 Marks)
b. Explain the following : (15 Marks)
i) Building lease
ii) Covenant
iii) Occupation lease
iv) Reversion
v) Lessor and lessee.
- 8 Write short notes on the following : (20 Marks)
a. Obsolescence
b. F.A.R
c. Dilapidation
d. performance bonds
e. Liquidated damages.

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Important Note : 1. On completing your answers, compulsorily draw diagonal cross lines on the remaining blank pages.
2. Any revealing of identification, appeal to evaluator and/or equations written eg, 42+8 = 50, will be treated as malpractice.