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Eighth Semester B.Arch. Degree Examination, June/July 2019 Professional Practice – II

Time: 3 hrs.

Max. Marks: 100

Note: Answer any FIVE full questions, choosing ONE full question from each module.

Module-1

- 1 a. What are the different modes of dispute settlement? Elaborate with examples. (10 Marks)
b. Explain in detail the procedure adopted in arbitration. (10 Marks)

OR

- 2 a. What is arbitration? List the common disputes in construction contract. (10 Marks)
b. List the main objectives of Arbitration and Conciliation Act, 1996. (10 Marks)

Module-2

- 3 a. What is valuation? Explain the development of idea of valuation. (10 Marks)
b. Write short notes on : (10 Marks)
(i) Sinking fund (ii) Outgoings

OR

- 4 a. What is depreciation? Explain in detail methods to workout depreciation. (10 Marks)
b. Define dilapidation. What are the causes of dilapidation? (10 Marks)

Module-3

- 5 a. Explain in detail Architects role in building industry. (10 Marks)
b. List and explain the four basic principles of law of insurance. (10 Marks)

OR

- 6 a. What is fire insurance? Which are the fire insurance related issues? (10 Marks)
b. Explain the role of Government, Finance, Labour and Statutory controls in future of building industry. (10 Marks)

Module-4

- 7 a. What is an easement? Explain the characteristics of an easement in detail. (10 Marks)
b. Explain in detail natural and customary rights. (10 Marks)

OR

- 8 a. Explain in detail various types of easements. (10 Marks)
b. What are different modes of acquiring easements? Explain with the help of sketches and examples. (10 Marks)

Module-5

- 9 Write short notes on: (20 Marks)
a. Covenant
b. Trespass
c. Private nuisance
d. Common law
e. Civil law.

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.

OR

- 10 a. Explain land registration process in detail. (10 Marks)
- b. Elaborate : (10 Marks)
- (i) Rehabilitation and Resettlement Act, 2013
 - (ii) Real Estate Act, 2016.
