

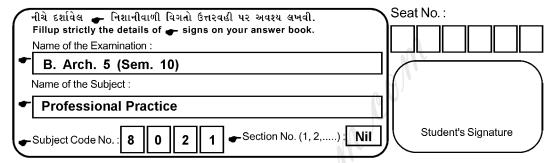
SF-8021

B. Arch. V (Sem. X) Examination May/June - 2011 Professional Practice

Time: 3 Hours] [Total Marks: 100

Instructions:

(1)



- (2) Figures to the right shows full marks.
- (3) Support your answer with necessary illustrations if any.
- 1 (a) Highlight in brief the major criteria/provisions in context of the followings:
 - (i) Essentials of 'Fair Market Value' of property.
 - (ii) Essentials of Bldg. Contract.
 - (iii) Architect's major professional duties-liabilities
 - (iv) Modes of acquiring Easements/Servitude
 - (v) Elaborate the 'abbreviations' in context to : Comp. authority/body : GSDMA Legal entities : LAO
 - (b) Mention the following sentences: True or false: 10
 - (i) Quotations for work are required to be submitted with E.M.D.
 - (ii) 'Servitude' in a property cease to operate upon death of owner of 'Dominant heritage'.
 - (iii) For collapse of building due to structural failure, architect is responsible.
 - (iv) Shape of building not relevant to control the economics of planning.
 - (v) Contractor will have lien over all unfixed materials till the he receives payment, u/determination of contract by Employer.
 - (vi) Lesee has right to undertake 'Structural repairs' of the property u/BMC Act.

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- (vii) AICTE is governing council/body for architectural education in India.
- (viii) Architect has implied obligations to modify 'Contact' subsequently.
- (ix) Council of Architect's Act is a part of "Constitution of India".
- (x) Arbitration agreement cease to operate upon execution of contract.

2 Answer any three in detail.

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- (i) Explain importance of Arbitration under "building contracts" and disqualification criteria of 'presiding Arbitrator'.
- (ii) Duties and obligations of Employer Architect towards employees of the office.
- (iii) 'Breach of Contract' in context with "Mother of Damages."
- (iv) Explain the Procedure and principles underlying 'Land Acquisition Act'.
- (v) Explain major criteria/provisions as to Tender Notice and Acceptance of Tender.
- 3 (a) Define 'Comprehensive Architectural services' under the Council of Architecture norms, with general conditions of engagement of professional service agreement for such work.
 - (b) Failure of landlord to repair tenanted property does not discharge liability under repair board under BMC act provisions: Discuss and Explain in detail.

OR.

- (b) Explain major code of conducts (etiquettes and norms) 89 prescribed by the Council of Architect's Act-72.
- 4 Write short notes on any six of the following:

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- (i) Significance of Security and Retention money deposits under building contracts.
- (ii) 'Cost Planning and cost-checking' are correlated terms.
- (iii) Obligation of architect towards competent authority.
- (iv) Quantum merit.
- (v) Advantages of 'Arbitration'.
- (vi) Principles involved in Unjust Enrichment (u/contract act provisions) and it's application to bldg., contracts.
- (vii) Define terms: Servitude and it's major modes of extinction.
- (viii) Purposes of Valuation and different 'Values' of property.

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