



Symbol of Secularism  
& National Integration

**ANJUMAN-I-ISLAM'S**  
**KALSEKAR TECHNICAL CAMPUS, NEW PANVEL**  
**School of Architecture**

Approved & Recognized by: All India Council for Technical Education and Council of Architecture, New Delhi

Directorate of Technical Education, Govt. of Maharashtra Affiliated to: University of Mumbai

**B.ARCH. SEMESTER IX**

**SUBJECT : PROFESSIONAL PRACTICE 2**

Duration: 2 hours

Date:09/11/2016

Notes:

- Question 1 is compulsory
- Solve any 4 questions out of remaining six.
- Numbers on the right hand side indicate marks.
- No extra marks for optional questions.

- Q 1. Write a short note on : (Any four) (10)
- a. Dilapidations.
  - b. Standard rent.
  - c. Annuity.
  - d. Monopoly Value.
  - e. Capitalized value.
- Q 2. What is valuation? Explain the purpose & necessity of valuation. (10)
- Q3. Differentiate between the following (Any two) (10)
- a. Rate & rateable value.
  - b. Cost, Price&value.
  - c. Freehold & leasehold properties.
  - d. Gross income & net income.
- Q4. What easements? Give instances of easements & Explain the easement of access. (10)
- Q 5. What is rent? Explain different forms of rent. (10)
- Q 6. A newly constructed building stands on a plot costing Rs. 6,000/-.The construction cost of the building is Rs. 20,000/-and the estimated life of the building is 66 years. The owner desires to have 8% return on the construction cost & 5% return on the land cost. Assuming annual repairs to be at ½% of the cost of construction & other outgoings at 30% of the gross rent,calculate the annual rent that will have to be charged for the building. Annual instalment of the sinking fund for a life of 66 years of the building is Rs. 100/- . (10)
- Q 7.The owner desires to sell his property which is self occupied and there are no comparable instances of letting values in the locality. The present value of land is Rs. 50,000/-& the todays cost of construction to put such a building at present will be about Rs. 3,00,000/-what will be the todays valuation for this property ?The total life of building is 70 years & age is of 40 years . (Consider depreciation on construction cost as 23.55%). (10)



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SEM-IX  
ALLIED  
DESIGN

**FINAL YEAR B.ARCH- SEM IX EXAMINATION NOV 2016**

Subject: Allied Design  
Date: 10 / 11 / 2016

Max Marks: 50  
Duration: 2 Hrs

**Notes:**

- Question no.1 and Question no.7 are compulsory, attempt any three out of remaining.
- Numbers on the right hand side indicate marks.
- Draw neat and proportionate sketches wherever required.

- Q1. Which are the different climatic zones in India. Explain in detail the attributes of climate responsive architectural design with reference to any one of the climatic zone. {15}
- Q2. What are green building rating systems. Explain any one green building rating system in detail. {10}
- Q3. Explain in detail the sustainability perspective of water and waste management practices. {10}
- Q4. Write a detailed note on building services optimization. {10}
- Q5. Critically analyze the green building rating systems in construction industry. {10}
- Q6. Explain in detail building envelope optimization. {10}
- Q7. Write a note on any one of the following: {05}
- a. Comprehensive concept of sustainability.
  - b. Sustainable practices with reference to external development and landscape.