



ANJUMAN-I-ISLAM'S

AIKTC KALSEKAR TECHNICAL CAMPUS
INNOVATIVE TEACHING · EXUBERANT LEARNING

School of Architecture

School of Engineering & Technology

School of Pharmacy

Knowledge Resource & Relay Centre (KRRC)

AIKTC/KRRC/SoA/ACKN/QUES/2022-23 /

Date: 25/01/23

School: SoA-CBSGS

Branch: SoA

SEM: IX

To,
Exam Controller,
AIKTC, New Panvel.

Dear Sir/Madam,

Reg.

Received with thanks the following **Semester/Periodic** question papers from your exam cell:

Sr. No.	Subject Name	Subject Code	Format		No. of Copies
			SC	HC	
1	Allied Design Studio	BARC 902		✓	
2	Professional Practice	BARC 910		✓	

Note: SC – Softcopy, HC – Hardcopy

Sem X – No theory papers only International sessional work and external vivo by MU.

(Shaheen Ansari)
Librarian, AIKTC



ANJUMAN-I-ISLAM'S
KALSEKAR TECHNICAL CAMPUS, NEW PANVEL

SCHOOL OF ARCHITECTURE
SCHOOL OF CIVIL ENGINEERING
SCHOOL OF MECHANICAL ENGINEERING

FINAL YEAR B.ARCH - SEM IX REGULAR EXAMINATION OCTOBER 2022

Subject - ALLIED DESIGN

Max Marks - 50

Date -17/10/2022

Duration - 2hrs.

Read questions carefully and write down with neat drawn sketches.
Proper sketches will carry more weightage of marks.
Answer according to the marks allotted.
Part A) question is compulsory.

Part A)

Q1. Design Apartment Urban Block Tower pattern of Size 300 x 300. Calculate density and population. Please assume suitable data.

(20 M)

Part B) Answer Any 3

Q1. Following Abbreviations Stands for and also explain (ANY 3)

(10 M)

- CIDCO
- MUIP
- SEZ
- SRA
- MMRDA

Q2. Describe ideas of city network.

(10 M)

Q3. Write about the book theory of settlements by Neerja Tikku and explain any one city from the book

(10 M)

Q4. Explain any one city network .

(10 M)

Q5. What is an urban block. What are the ideal sizes of an urban block and why?

(10 M)





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SCHOOL OF PHARMACY
SCHOOL OF ARCHITECTURE

FINAL YEAR B.ARCH - SEM IX REGULAR EXAMINATION OCTOBER
2022

Subject - PROFESSIONAL PRACTICE II

Max Marks - 50

Date -18/10/2022

Duration - 2hrs.

Read questions carefully and write down with neat drawn sketches.
Proper sketches will carry more weightage of marks.
Answer according to the marks allotted.

1. Prepare Valuation based on annual returns of the following data

- Area-2300 sq.m.
- Tenure - 99 years of lease
- Future life - 60 years
- Ground rent - 20,000 per annum
- Gross annual rent (GAR) - 416000
- FSI fully consumed
- Municipal property tax - 35% of gross annual rent.
- Management and collection charges - 5% of Gross annual rent
- repairs - 10% of GAR
- Insurance - # @ 00 per annum
- Common electricity for pumps, lights, etc. 4000 per annum
- PV of rupees 1/annum allowing interest on capital @ 9% and for redemption of capital @ 4% for future life of 60 years - 10.62 (15 m)

OR

- a. What are the basic principles of land acquisition act. (10m)
b. Write a short note on what are the different types of values. (5m)

- a. What are different types of easements. (5 m)
b. Write a short note on what is the purpose of valuation. (5m)

OR

- a. Describe scrap value and salvage value. (5m)

b. Explain in terms of valuation what is the difference

between monopoly and scrap value. (5m)

- a. The cost of a machine is Rs. 10,000/- with a life of 10 years workout its depreciated value after 4 years if its salvage value is 1000/- (10 m)

b. What are points considered in the working schedule of land acquisition. (5m)

OR





KALSEKAR TECHNICAL CAMPUS, NEW PANVEL

Approved by : All India Council for Technical Education, Council of Architecture, Pharmacy Council of India New Delhi,
Recognised by : Directorate of Technical Education, Govt. of Maharashtra, Affiliated to : University of Mumbai.

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6. i. Explain what are the important clauses where an architect becomes an approved valuer (5m)
ii. When a land is acquired by a local authority, the first application is made taking care of which aspects. (5m)
iii. Answer Any 2 from the following
- a. What is an easement? (2.5 m)
b. What is the difference between Freehold and leasehold? (2.5 m)
c. What is dilapidation? (2.5 m)

7. a. Explain what do you understand by the term amalgamation (5m)

b. What is a speculative value (5m)

OR

8. a. What are the factors related to market value? (5 m)

b. Write a short note on what is the difference between value, price and cost. (5m)