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Eighth Semester B.Arch. Degree Examination, July/August 2021 Professional Practice – II

Time: 3 hrs.

Max. Marks: 100

Note: Answer any FIVE full questions.

- 1** a. What is Arbitration? What are the duties and the procedure of arbitration? (10 Marks)
b. Explain the different modes of settlement of disputes. (10 Marks)
- 2** Write short notes with examples on the following :
i) Conciliation
ii) Differences between Arbitration and conciliation
iii) Advantages of Arbitration
iv) Common disputer. (20 Marks)
- 3** a. What do you mean by valuation? Explain in detail the purpose of valuation. (10 Marks)
b. Describe any two methods of valuation. (10 Marks)
- 4** a. Explain in detail what you understand dilapidation and elaborate on the causes of dilapidation. (10 Marks)
b. Prepare in detail the schedule of dilapidation for a building. (10 Marks)
- 5** Write short notes in detail on the following :
i) Final certificate
ii) Clerk of works
iii) Site meeting
iv) Retention Amount (20 Marks)
- 6** a. Explain in detail Architect's role in building industry. (10 Marks)
b. Name all the main participant in a building construction project. Explain the role and duty of any two of them. (10 Marks)
- 7** a. What is an Easement? Explain the characteristics of an easement in detail. (10 Marks)
b. Explain with examples any two easement rights. (10 Marks)
- 8** a. Write in detail "Positive and Negative easement" Giving supporting examples. (10 Marks)
b. Highlight the role of Architect in protecting the interest of clients towards "Easement rights" (10 Marks)
- 9** Write short notes on the following :
i) Common Law
ii) Statute Law
iii) Criminal Law
iv) Civil Law (20 Marks)
- 10** a. What is RERA Act? Explain briefly the salient features of RERA. (10 Marks)
b. How RERA will impact builders and real estate agents. (10 Marks)

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