

# CBGS SCHEME



15ARC84

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## Eighth Semester B.Arch. Degree Examination, Aug./Sept.2020 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 is Arbitration? Explain the necessity for arbitration in building contracts. (10 Marks)  
b. Explain the powers and duties of an Arbitrator in detail. (10 Marks)

OR

- 2 a. What are the different modes of dispute settlement? Explain briefly each of them. (10 Marks)  
b. Describe the procedure adopted in Arbitration (10 Marks)

### MODULE - 2

- 3 a. What is the purpose of valuation? Enumerate the different types of building valuation. (12 Marks)  
b. What is meant by Physical and Economic life of a building? Explain. (08 Marks)

OR

- 4 a. Define Dilapidation. Describe the causes that lead to dilapidation in buildings. (10 Marks)  
b. Explain the method of preparing a dilapidation report and the necessary aspects to be considered during its preparation. (10 Marks)

### MODULE - 3

- 5 a. List the basic principles of law of insurance. Explain any two of them in detail. (10 Marks)  
b. Discuss in detail the role of the following in building industry :  
i) Government ii) Finance iii) Labour iv) Statutory controls. (10 Marks)

OR

- 6 a. What is the importance of Fire Insurance? Explain in detail. (10 Marks)  
b. Describe the Architect's role in the preparation of a fire insurance report. (10 Marks)

### MODULE - 4

- 7 a. What is Easement? List the characteristics of easement. (10 Marks)  
b. What is Architect's role in protecting easement rights? (10 Marks)

OR

- 8 a. Differentiate between rent and lease in detail. (10 Marks)  
b. Explain Land registration process in detail. (10 Marks)

### MODULE - 5

- 9 Write short notes on :  
a. Real Estate Act 2016  
b. Land Acquisition Act.  
c. Rehabilitation and Resettlement Act, 2013  
d. Consumer Protection Act. (20 Marks)

OR

- 10 a. Describe the role of courts in dispensing various cases. (10 Marks)  
b. What are the differences between Common law and Civil law systems? (10 Marks)

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