UNIVERSITY OF PETROLEUM AND ENERGY STUDIES
End Semester Examination, May 2020

Course: Planning Practice-II **Semester:** VIII
Program: B.Plan **Time 03 hrs.**
Course Code: BPLC 403 **Max. Marks: 100**

SECTION A (MCQ)

S. No.		Marks	CO
Q 1	Which of the Following is incorrect? a) Depreciation means the decline in the value of structure/asset due to its normal wear and tear because of its use and age. b) Plinth area is the covered area of a building measured at floor level c) Specifications does not carry legal strength than the drawings d) Circle rate is independent of market value	5	CO2
Q 2	Which of the following statement is correct? a) The value of a structure does not depend upon the present utility of a structure b) The structure of a building is an important consideration while evaluating the value of building. c) Circle rate is dependent of market value d) All of the above	5	CO3
Q 3	Guarantee, given by the contractor along with their tenders, confirming their willingness to work for the department is known as a) Earnest Money b) Security Money c) Bid Proposal d) Property papers	5	CO4
Q 4	An owner getting facilities over the property of another person is known as- a) Obsolescence b) Easement c) Lease hold d) Rental agreement	5	CO1
Q 5	To gather the solution of any problem the following bid document is floated by the department:- a) Request for Proposal b) Expression of interest c) Request for Quotation d) Technical bid	5	CO4

Q 6	You have a cycle having a useful life on 20 years, After 10 years you sold the cycle at a certain value without being broken into pieces, that value is called:- a) Scrap Value b) Salvage value c) Distress Value d) Sentimental Value	5	CO2
SECTION B			
Q 7	Being a CEO of Dehradun Smart City Ltd. Prepare a Notice Inviting Tender (NIT) for the invitation of bidders to execute the proposal for a Project "Development and Beautification of Various Parks and Open Spaces" at Dehradun with the information of One year of Defect Liability Period followed by 03 years of O & M. Project Cost:- ₹25 Crore Note: - Assume the relevant information as per your requirement	10	CO4
Q 8	Define the Arbitrator. What are the roles of arbitrator? When there is a need for one? Explain with example.	10	CO3
Q 9	A residence is to be constructed over a plot of land measuring 600 SQ.M. The bye laws permit for a 30% of Covered area. The constructions to be done of A class specifications. Also add for services @30% of the total cost. Plinth area rate is 5000/- per sq.m. Calculate the standard rent.	10	CO2
Q 10	Classify the relation between a planner with other experts such as engineers, architects, sociologists, economist etc. for specialized studies related to planning.	10	CO1
Q 11	What are the Responsibilities of Planning Consultants towards Clients, Fellow Professionals and General Public? OR Write all the scale of professional fees and charges included for consultant planner. What are the methods of Professional fees calculation?	10	CO3
SECTION-C			
Q 12	Compare between the RFI, RFQ and RFP based on its purpose, requirement, style and advantage with suitable example. OR A Building structure is at the age of 30 years and estimated future life is 80 years. Plot area is 400 sq.m. The builtup area is 200 sqm. The Plinth area rate of this building is ₹4,500/- per sq. m. including all the services. The cost of land is ₹6000/- per sq. m. The return expected from the land is 5% and from the building is 6%. Annual repairs are expected to be 0.8% of the cost construction and other expenses/ outgoings will be 25% of the gross rent. Fixed percentage of depreciation (rd) = 4. Calculate the value of the property and the Annual rent. There is no proposal to set up a sinking fund.	20	CO4 & CO2