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B. Arch
PCAR 8406

Eighth Semester Examination – 2008

CONTRACT DOCUMENTS AND BUILDING BYE LAWS

Full Marks – 70

Time : 3 Hours

*Answer Question No. 1 which is compulsory
and any **five** from the rest.*

*The figures in the right-hand margin
indicate marks.*

1. Answer the following questions : 2×10
 - (a) What is the difference between a tender and a contract document ?
 - (b) What is earnest money ?
 - (c) What do you understand by a bye-law ?
 - (d) The area of a plot is 1600 sqm. The ground floor built-up area is 400 sqm and the first floor built up area is again 400 sqm. Calculate the F.A.R.



- (e) What do you understand by a heritage Zone ?
- (f) What is the basic structure of an Architect's office ?
- (g) What are options open to an Architect in entering the profession ?
- (h) What do you mean by Hazardous Buildings ?
 - (i) When does a contract document become void ?
 - (j) What is Quantum Meruit ?
2. Give a detailed schedule of the standard scale of remuneration for comprehensive Architectural services. 10
3. Discuss the duties and liabilities of an Architect. What are the guidelines laid down by the Code of Professional Conduct ? 10
4. Write notes on any *two* of the following : 10
 - (i) Zoning Regulations
 - (ii) Fire protection.

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5. Explain the meanings of the following terms :

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- (a) basement
- (b) mezzanine
- (c) semi-detached building
- (d) high rise building
- (e) Cul-de -sac
- (f) Barsati
- (g) Setback line
- (h) Row housing
- (i) Pent house
- (j) Basti plot.

6. A plot is 13 meters wide and 20 meters long, the road being on the 13 meter side. The rear set back is 2 meters (for buildings upto 2 storeys) and the left side set back is 1.5 meters (for buildings upto 2 storeys) and the right side set back is 1.5 meters. (for buildings upto 2 storeys) The building proposed

would be three stories high. What is the front setback ? If FAR is 1.5 and the ground coverage is 60% find the total built up area. 10

7. State the important conditions of a contract. Explain the following type of Contracts and discuss about their merits and demerits. 10

- (a) Lumpsum Contract
- (b) Cost Plus fee Contract
- (c) Item rate Contract
- (d) Cost plus percentage of cost contract.

8. What is the Indian Arbitration Act of 1940 ? How is it different from mediation ? What are the advantages of Arbitration ? What are the essential qualifications of an Arbitrator ? 10

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