

Name:  
Enrolment No:



**UNIVERSITY OF PETROLEUM AND ENERGY STUDIES**  
**End Semester Examination, May 2019**

**Course: Planning Practice 2**  
**Program: Bachelor of Planning**  
**Course Code: BPLC403**  
**Nos. of page(s): 03**

**Semester: VIII**  
**Time 03 hrs.**  
**Max. Marks: 100**

**Instructions:**

- All 11 Questions are mandatory to attempt.
- Start a new answer (to separate question) on a fresh page
- Word Limits are to be adhered strictly
- Preference should be given to bulleted format of writing instead of paragraphs as far as possible.
- Use Pictorial Representations/ aids wherever necessary to support/ elaborate your answer.
- Use Color Pens to highlight key words/ phrases (in your opinion) of your answer.
- QUESTION NOS. 09 AND 11 have INTERNAL OPTIONS and requisite option (Two for Q8 and One for Q11 in both Questions needs to be attempted/ answered.

**SECTION A** Word Limit- 40 Words each

S. NO.	QUESTION	MARKS
Q 1	A Sinking Fund is defined as a fund formed by periodically setting aside money for the gradual repayment of a debt or replacement of a wasting asset. As a Project Manager, of a Highway Development Project, <b>IDENTIFY</b> four Expense Heads, in the (Post Completion) Operation Phase of the Project, that require the wise and timely formation of a 'Project Sinking Fund', in the Opinion of a Project Manager.	(4)
Q 2	In Infrastructure Finance, <b>DIFFERENTIATE</b> between Annual and Monthly Reducing Principle techniques adopted by Lending Institutions while financing borrowers	(4)
Q 3	<b>DEFINE</b> Circle Rate Value. Which authority administers the Circle Rate of Land and Buildings at the District Level.	(4)
Q 4	In case of Industrial Area(s)/ Parks, <b>ILLUSTRATE</b> Access to Road/ Rail Infrastructure as being an important determinant, impacting the Valuation of the Contextual Property.	(4)
Q 5	Recall about <b>SCHEDULE OF RATES</b> (SoR)- a reference tool used for Rate Analysis in Civil Construction related Projects.	(4)



## SECTION B Word Limit- 100 Words each

S. NO.	QUESTION	MARKS
Q 6	<b>SHOW</b> the effect of legislative framework like Development Control, Rent Control, Land Acquisition and Easement Rights on the Valuation of Properties.	<b>(10)</b>
Q 7	In context to Valuation of Properties, <b>CONTRAST</b> between Property Rights for Lease Hold Properties and Freehold Properties held by Property Owners	<b>(10)</b>
Q 8	<b>MATCH THE FOLLOWING</b>	<b>(1 x 10= 10)</b>
	Open Tender	Valuation Procedure
	Limited Tender	Guideline Value
	Rate Analysis	2 Bid System of Tendering
	Delhi Schedule of Rates	Tender Evaluation
	Circle Rate Advisory	Terms of Engagement
	Land and Building Method	Schedule of Rates
	Combined Score	Scope of Work
	Earnest Money Deposit	Pre-Empaneled Tender Applicants
	General Conditions of Contract	CPWD
	Terms of Reference	1% of the Estimated Tender Cost
Q 9	<b>EXPLAIN ANY TWO</b> of the Following a. Request for Empanelment b. Expression of Interest c. Request for Proposal d. Request for Quotation	<b>(2 x 5= 10)</b>

## SECTION C Word Limit- 200 Words each

S. NO.	QUESTION	MARKS																														
Q 10	<p>In context to Contract Documentation and Project Formulation, answer the Following</p> <ol style="list-style-type: none"> <li>a. <b>WHAT</b> is a Notice inviting Tender (NIT)?</li> <li>b. <b>IDENTIFY</b> 10 different types of Important Information which are to be disclosed in an NIT? E.g.- Name of Work, Name of Tender Proposer/ Floating Agency.</li> <li>c. For Construction Activity under State Public Works Department, <b>WHICH</b> parameters/ attributes of a given project, help us decide whether to call a Limited Tender or Open Domestic Tender or Open Global Tender?</li> </ol>	<b>(5+10+5=20)</b>																														
Q 11a	<p>Based on the 'Circle Rate Handbook of Nainital District, dated 04 Jan 2018', Calculate the Circle Rate Value of the following TWO Immovable Properties.</p>	<b>(2 x 10=20)</b>																														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Parameter</th> <th style="width: 40%;">Property A</th> <th style="width: 40%;">Property B</th> </tr> </thead> <tbody> <tr> <td>Revenue Village</td> <td> <ul style="list-style-type: none"> <li>Kaladungi Road- Segment from Kaladungi Chauraha to Mukhani Chauraha</li> <li>Rev. Village- Gorakhpur Talla<sup>1</sup>, Tehsil- Haldwani</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>Nainital (Rural Areas)</li> <li>Rev. Village- Amritpur<sup>2</sup>, Tehsil- Nainital</li> </ul> </td> </tr> <tr> <td>Distance from Major Road</td> <td style="text-align: center;">198 Meter</td> <td style="text-align: center;">65 Meter</td> </tr> <tr> <td>Road Width of Access Road</td> <td style="text-align: center;">11 Meter</td> <td style="text-align: center;">8.25 Meter</td> </tr> <tr> <td>Land Area</td> <td style="text-align: center;">600 Sq Mt</td> <td style="text-align: center;">200 Sq Mt</td> </tr> <tr> <td>Land End Use</td> <td style="text-align: center;">Non-Agricultural</td> <td style="text-align: center;">Non-Agricultural</td> </tr> <tr> <td rowspan="4">Building Area</td> <td style="text-align: center;">Ground Floor</td> <td style="text-align: center;">275 Sq Mt</td> </tr> <tr> <td style="text-align: center;">Basement</td> <td style="text-align: center;">250 Sq Mt</td> </tr> <tr> <td style="text-align: center;">First Floor</td> <td style="text-align: center;">250 Sq Mt</td> </tr> <tr> <td style="text-align: center;">Second Floor</td> <td style="text-align: center;">135 Sq Mt</td> </tr> <tr> <td>Building End Use</td> <td style="text-align: center;">Residential</td> <td style="text-align: center;">Commercial</td> </tr> </tbody> </table>	Parameter	Property A	Property B	Revenue Village	<ul style="list-style-type: none"> <li>Kaladungi Road- Segment from Kaladungi Chauraha to Mukhani Chauraha</li> <li>Rev. Village- Gorakhpur Talla<sup>1</sup>, Tehsil- Haldwani</li> </ul>	<ul style="list-style-type: none"> <li>Nainital (Rural Areas)</li> <li>Rev. Village- Amritpur<sup>2</sup>, Tehsil- Nainital</li> </ul>	Distance from Major Road	198 Meter	65 Meter	Road Width of Access Road	11 Meter	8.25 Meter	Land Area	600 Sq Mt	200 Sq Mt	Land End Use	Non-Agricultural	Non-Agricultural	Building Area	Ground Floor	275 Sq Mt	Basement	250 Sq Mt	First Floor	250 Sq Mt	Second Floor	135 Sq Mt	Building End Use	Residential	Commercial	
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<sup>1</sup> Page 41 of the Circle Rate Handbook

<sup>2</sup> Page 10 of the Circle Rate Handbook

	Year of Construction of Building	1993	2008	
	Type of Construction	First Class Permanent Construction	First Class Permanent Construction	
	Boundary Wall	85 Run Mt	None	
Q 11b	<b>ENUMERATE</b> 10 Aspects/ Features which would impact the Market Value of a Land Parcel in any given surrounding/ locality/ area.			<b>(20)</b>

**END of QUESTION PAPER**