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| AR193  Professional Practice, Valuation and Management | **L-T-P**  **3-0-0**  **3 credit** |
| Architectural Practice and office organization:  Code of professional conduct. Code relating to architectural competitions, fees for services.  Client’s psychology, Psychology of setting Methods, Resistance to change social and other factors, office practice, filling, recording, accounting and partnership.  Government set up of Architectural office, service rules and creation of posts, proposals for Government staff Structures, Award of work by Government agencies and structures of fees and mode of payment.  Forms and Appointment (Partial Work) its responsibilities, duration and termination of appointment.  Authority of the architect implied and under IIA building contract.  Architects Registration Act 1972, Licenses and related matters.  Responsibilities of the architect in respect of Sketch Plan, final design and details and other related matters and estimate within owners prescribed limits.  Ownership and copyright of Drawings, Defect Liability Period,  Tender documents: Detail Quantities, Specifications, Contract Forms, etc.  Various types of tenders, Inviting Tenders, Selection of Contractors, Building Contract and Analysis of Contract.  Study of development control regulations, municipal acts  Study of building bye-laws and Indian Standard Codes of Practice related to design, drawing and procedure for submission to concerned bodies.  Municipal drawings, Municipal plans and plans for public authorities such as Municipality, Town Planning, Factory Inspector and other such authorities. Nomination of sub-contractor, Supervision and inspection of work measurement of work, Appointment of clerk of works, Variation of the contract work, Interim Certificate to building contractors, Final certificate.  Fire prevention, safety measures and regulations, Fire insurance, Easement Rights  Qualities of an Architect: Professional Leadership, Vision and perception.  Organizational behavior Satisfaction as goal of adjustment  Value & Valuation: Factors affecting Value, the real market and its properties, The types of investors in the market and their interest, purposes of valuation.  Mathematic of valuation: simple interest, compound interest, present value, amount of Rs. 1/-per annum, Annual sinking fund, present value of Re 1/- per annum, year of purchase in perpetuity, redemption of capital, Numerical Examples.  Mortgage repayment and depreciation mortgage and mortgager, Relation between mortgage and annual repayment. Depreciation rates, Numerical examples.  Interest rate and life of property, various market interest on capital, Concept of net income, Economic life of Building  Rent- Various forms of rent  Methods Valuation, direct comparison of capital cost, of land and cost of building, Rental Methods, Development Methods, belting.  Arbitration: Arbitrator, Reference, submission, articles of Agreement, Award. Legal | |