

Total No. of Pages :

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5539

Name of the Candidate :

B.Sc. DEGREE EXAMINATION DECEMBER 2013.

(CONSTRUCTION MANAGEMENT)

(FIFTH SEMESTER)

530 — ESTIMATION AND VALUATION

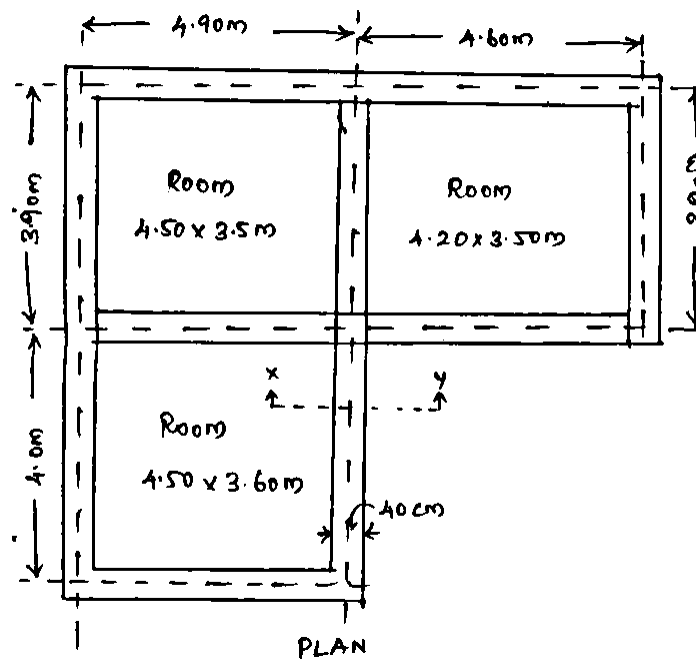
Time : Three hours

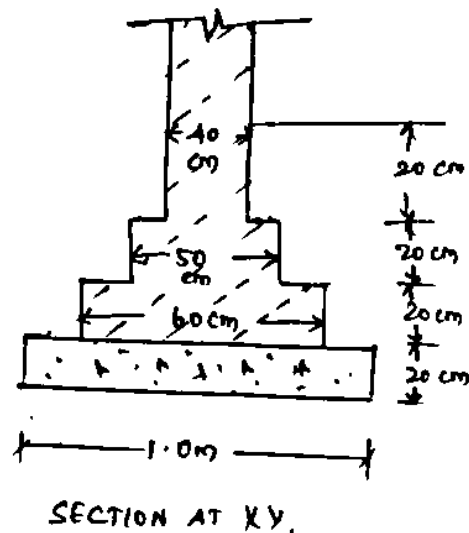
Maximum : 75 marks

UNIT I

(5 × 15 = 75)

1. (a) What are the different types of estimates? Explain any four types.
- (b) Calculate the quantities of the following items from the given fig, up to G.C.
 - (i) Excavations for foundations.
 - (ii) Cement concrete (1:16:18) in foundations.
 - (iii) Brick work in cement mortar (1:6) in foundations and plinth.





2. (a) Explain the types of estimates in Road construction.
- (b) What are the three cases of canal sections? Explain briefly with neat sketches.

UNIT II

3. (a) Define analysis of rates. Explain the various steps taken in to consideration for preparing detailed analysis of rates.
- (b) Calculate the quantity of dry ingredients in one cubic metre of concrete mix (1:2:4).

Or

4. (a) Find out the quantity of cement and sand required for one square metre of cement plaster, (1:6), 1.25 cm thick.
- (b) Analyse the rates of 1 cub M of Rcc (1:2:4) slab reinforced with M.S. reinforcement up to 90 kg per cub. m of C. Concrete including centring and shuttering laid in position, complete in all repeats. Assume suitable market rates.

UNIT III

5. (a) Write the general specifications for a second class building.
- (b) Write down detailed specifications of the following :
 - (i) Earthwork
 - (ii) Plastering in cement mortar
 - (iii) Cement concrete (1:2:4).

Or

6. (a) Explain briefly :
- (i) Earnest money
 - (ii) Retention money and
 - (iii) Security deposits.
- (b) Write a clear format of a tender notice.

UNIT IV

7. (a) Explain the formation of one contract document.
- (b) Write notes on :
- (i) Lump-sum contract
 - (ii) Lump-sum and schedule contract
 - (iii) Item rate contract.

Or

8. (a) Explain the general conditions of contract.
- (b) Write the fixed norms of qualifications of contractor.

UNIT V

9. (a) What is depreciation? Explain depreciation method of valuation.
- (b) In a plot of land costing Rs. 20,000.00 a building has been newly constructed at a total cost of Rs. 80,000.00 including sanitary and water supply works, electrical installation, etc. The building consists of four flats for four tenants. The owner expects 8 percent return on the cost of construction and 5 percent return on the cost of land. Calculate the standard rent for each flat of the building assuming.
- (i) The life of the building as 60 years and sinking fund will be created on 4% interest basics.
 - (ii) Annual repairs cost @ 1 percent of the cost of construction.
 - (iii) Other out goings including taxes at 30% of the net return on the building.

Or

10. (a) An R.C.C. framed structure building having estimated future life of 80 years fetches a gross annual rent of Rs. 2200/- per month work out its capitalized value on the basis of 6% net yield. The rate of compound interest for sinking fund may be 4%. The plot measures 1400 sq.m and cost of land may be taken as Rs. 120/- per sq.m. The other out goings are :
- (i) Repair and maintenance = $1/12$ of gross income
 - (ii) Municipal and property taxes = 25% of gross income
 - (iii) Management and miscellaneous = 7% of gross income.
- The plinth area of the building is 800 sq. m and cost per sq. m may be taken as Rs. 500/- per sq.m.
- (b) Briefly explain leasehold properties.
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