ET-521(D)

B.Tech. Civil (Construction Management)
Term-End Examination
June, 2016

ꞏ□□748

ET-521(D) : QUANTITY SURVEYING AND VALUATION

Time : 3 hours *Maximum Marks : 70*

Note : *Attempt any five questions. All questions carry equal marks. Use of calculator is permitted. Assume missing data, if any.*

1. (a) Explain in brief the major subheads or groups into which a detailed estimate of a building project is divided. 7

   (b) What do you mean by Supplementary Estimate ? Discuss the need of preparing a Supplementary Estimate. 7

2. (a) Calculate the carpet area of a building having a plinth area of 1800 m². It may be assumed that 20% of the built area will be taken by corridors, verandah, lavatories, staircases, etc., and 10% of the built-up area will be occupied by walls. 7

(b) Write the units of measurement of the following items : 7×1

(i) Rock excavation

(ii) Damp proof course

(iii) Coping

(iv) Glazing

(v) Honeycomb brick-work

(vi) Barbed wire fencing

(vii) Brick-work in arches

3. (a) Explain the features of a software which can be used in quantity surveying and valuation. 7

(b) Describe the 'detailed specification' of first-class brick-work. 7

4. Calculate the cost of 1 m³ of RCC 1 : 2 : 4 (1 cement : 2 coarse sand : 4 coarse aggregate) work in columns. 14

5. (a) What do you mean by valuation ? Discuss the purpose of valuation of immovable property. 7

(b) Briefly discuss the basic principles of Land Acquisition Act, 1984. 7

6. A building, costing ₹ 2,00,00,000, has been constructed on a freehold land measuring 400 m^2 recently in a big town. Prevailing rate of land in the neighbourhood is ₹ 20,000 per m^2. Determine the gross rent of the property per month, if the expenditure on all the outgoings including sinking fund is ₹ 5,00,000 per annum.

   Also assume net return

   (a) on building @ 8% on the cost of construction,

   (b) on land @ 5% on the cost of land.   *14*

7. Write short notes on the following : $4\times3\frac{1}{2}=14$

   (a) Bills of Quantities

   (b) Acquisition of Excess Land

   (c) Computerisation of Estimates

   (d) Depreciation

8. Differentiate between the following : $4\times3\frac{1}{2}=14$

   (a) Value and Cost

   (b) Book Value and Market Value

   (c) Covered Area and Carpet Area

   (d) Layout and Preliminary Plan