Seat
No.

B.E. (Civil) (Semester - VII) Examination, April - 2016
QUANTITY SURVEYING & VALUATION
Sub. Code : 47902

Day and Date : Saturday, 30 - 04 - 2016   **Total Marks : 100**
Time : 2.30 p.m. to 6.30 p.m.

Instructions :   1)   Q.No. 1 is compulsory.
2)   Attempt any two questions from section I.
3)   Attempt any three questions from section II.
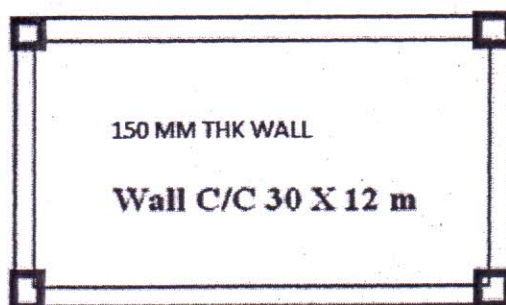4)   Assume any other suitable data if required and state it clearly.

SECTION - I

Q1) A compound wall is constructed for a plot as shown in figure. Calculate the quantities of the following items and enter them in a neat Measurement Sheet.   **[20]**
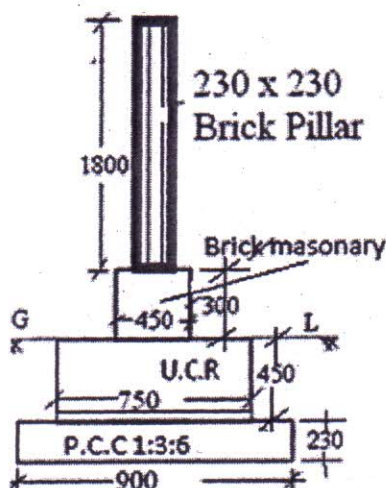
a)   Earth work in excavation for foundation.

b)   P.C.C. for bed concrete.

c)   UCR masonry in foundation (750 mm wide).

d)   Brick masonry (450 wide and 230 wide) in S.S.

e)   Cement plaster on both sides & top of wall.

f)   Whitewashing on both sides & top of wall.

Note: The wall is in 150 mm thick in Second class brick Masonry with brick pillars of size 230 × 230 mm at 3.0m c/c (pillars starting at each corner of the wall).

150 MM THK WALL

Wall C/C 30 X 12 m

PLAN OF WALL

230 x 230
Brick Pillar

1800

Brick masonary

450 300

G

L

U.C.R 450

750

P.C.C 1:3:6 230

900

Cross Section

Q2) a) Explain in detail the stepwise procedure of preparing a detailed estimate. Mention the data required and the various considerations with assumptions made for steel reinforcement, plumbing, electrical, W.C. establishments, profit etc for a typical Residential work. **[10]**

b) Explain in short 'Long Wall-short wall method' for taking out quantities of items. **[5]**

Q3) a) What is I.S. 1200? What are the principles in selecting the units of measurement? Give examples of any four items with their standard units of measurement. **[10]**

b) Prepare Rate Analysis for Earthwork in Excavation in ordinary soil upto 1.5m lift and 30m lead. **[5]**

Q4) a) Differentiate between General specifications and Detailed specifications. Write detailed specifications for Second class brick masonry in Superstructure. **[10]**

b) Work out quantity of Teak wood required for frames for 50 number of windows having size 1.50 long × 1.20 m high. The frame cross section is 150 × 100 mm all round the window. **[5]**

SECTION - II

Q5) a) Prepare Tender notice for 'Boys Hostel' of 300 capacity for your College. **[6]**

b) Differentiate between the various types of contracts, with merits and demerits of each. **[5]**

c) Differentiate between Valuation and Estimation with example? **[5]**

Q6) a) Work out Value of a property having G + 2 storied building constructed on a plot of land having details: **[12]**

i) Plot of land 600 sqm @Rs. 5000 per sqm.

ii) Gross rent = Rs. 40000 p.m.

iii) T.B.U.A is 600 sqm @ construction rate of Rs. 8,000 per sqm.

iv) Future life of building = 50 years.

v) Insurance premium @1% of gross rent.

vi) Municipal and all other taxes @30% of gross rent.

vii) Interest on capital = 10%.

viii) Compounded Interest on Sinking fund - 8%.

b) Explain Belting method of Valuation. **[5]**

Q7) a) Enlist various methods of Valuation of immovable properties and explain developmental method of valuation. [6]

b) Find out Installment of Annual Sinking Fund to get back Rs. 45,50,000 in 50 Years at 10% rate of Interest. [5]

c) Define the term Years Purchase. Differentiate between single rate year's purchase and Dual rate year's purchase. [5]

Q8) Write short notes (any three): [18]

a) Different types of leases.

b) Outgoings in a society.

c) Annuity and types of annuity.

d) Arbitration.

☛ ☛ ☛