

Seat No.	
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B.E. (Civil) (Semester - VII) Examination, December - 2015
QUANTITY SURVEYING & VALUATION (New Course)

Sub. Code : 47902

Day and Date : Saturday, 19 - 12 - 2015

Total Marks : 100

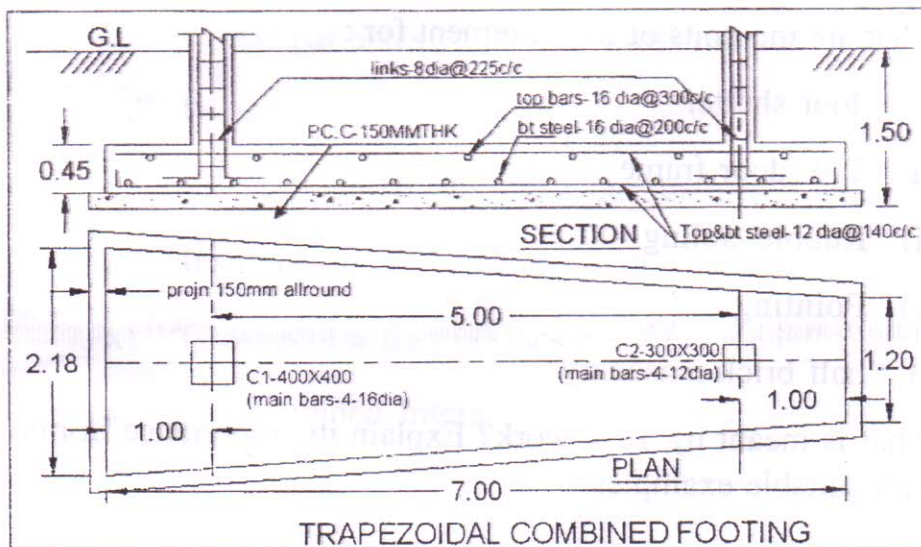
Time : 02.00 p.m. to 06.00 p.m.

- Instructions :**
- 1) Q.No. 1 is compulsory.
 - 2) Attempt any two questions from remaining questions of Section - I.
 - 3) Attempt any three questions from Section - II.
 - 4) Assume any other additional data if required and state it clearly.

SECTION - I

Q1) Estimate the Quantities for the Combined footing given below, for the following items of Work : **[20]**

- a) Earthwork in Excavation.
- b) P.C.C for bed concrete in 1:3:6.
- c) R.C.C M-20 for footing and columns upto G.L only.
- d) Total Steel reinforcement for footing and columns upto G.L only.
 (Cover for reinforcement – 50 mm for footing and 30mm for columns).



P.T.O.

Q2) What are the different types of estimates? Explain which type of estimate you will choose and why for the following : [15]

- a) A factory shed of steel frame having multiple equal bays.
- b) A stretch of road of 1 Km. long where the work is based on item rate contract.
- c) A school building for a primary school having 20 no of typical classrooms.
- d) An apartment for a High Income group society having varied items of work.

Q3) a) Explain the need of specifications? Write a detailed specification for 25 mm thick Rough cast plaster in two coats for external walls in superstructure. [10]

- b) Differentiate between : [5]
 - i) Service Unit method and Cubical Content method of Approximate Estimate.
 - ii) Contingencies & Work charged Establishments.

Q4) a) What is schedule of rates? What is meant by D.S.R. Which are all the agencies which use D.S.R? [5]

- b) What are the units of measurement for : [5]
 - i) door shutter
 - ii) T.W door frame
 - iii) Rubble Soling
 - iv) Pointing
 - v) half brick masonry
- c) What is meant by Task work? Explain its importance in rate analysis with suitable examples. [5]

SECTION – II

- Q5) a) What is competitive bidding ? Differentiate between Local competitive bidding and International competitive bidding. [7]
- b) What is tender and contract? What is scrutiny and EMD of tender? [5]
- c) Define Contract. What are the reasons for rejection of a contract? [5]
- Q6) a) Explain Land value in Reversion'. [5]
- b) Work out the fair value of the property having following details : [12]
- An R.C.C. framed structure building having G + 2 storey, FSI is fully consumed.
- i) Value of open unencumbered plot of land of 600 sqm in the locality is Rs, 2,000 per sqm.
- ii) NetYield = 10%.
- iii) Total B.U.A is 1000 sq m @ construction rate of Rs 7,000 per sqm.
- iv) Future life of building = 50 years.
- v) Repairs & maintenance @ 1/10 of gross rent.
- vi) Municipal taxes @ 25% of gross rent.
- vii) Property taxes @ 5% of gross rent.
- viii) Management & miscellaneous charges @ 8% of gross rent.
- ix) Insurance premium @ 1.5% of gross rent.
- x) Gross rent = Rs 5.00 lacs p.a (fully tenanted as residential flats.)
- xi) Compounded Interest on Sinking fund - 10%.

- Q7) a)** A Developer intends to purchase a land of 8000 sqm located in the suburb of a big city to develop it into plots of 350 sqm each after providing necessary roads, parks and other amenities (30 %). The current sale price of plots in the neighborhood is Rs.1200/- per sqm. The developer wants a net profit of 25%. Work out the maximum price of land at which he may purchase the land. Assume cost of levelling, roads, drainage, architect fees, legal charges etc at 20% of sale price. [7]
- b) What is Sinking fund? How is it used to calculate depreciation of a property? [5]
- c) Explain depreciation. Describe various methods of calculating the depreciation. [5]
- Q8) Write short notes - (any three) :** [18]
- a) Indian Arbitration and conciliation Act 1996.
 - b) Different types of leases.
 - c) Annuity and types of annuity.
 - d) Negotiated Contract and Turnkey contracts.

