Seat
No.

B.E. (Civil) (Semester-VII) (New)
Examination, May - 2017
QUANTITY SURVEYING & VALUATION
Sub. Code : 67560

Day and Date : Wednesday, 17-05-2017   **Total Marks : 100**
Time : 2.00 p.m. to 5.00 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) Work out the quantities of the following items on a neat measurement sheet.**[20]**

a) Earthwork in excavation in foundation

b) PCC for the bed concrete

c) UCR masonry in foundation and plinth
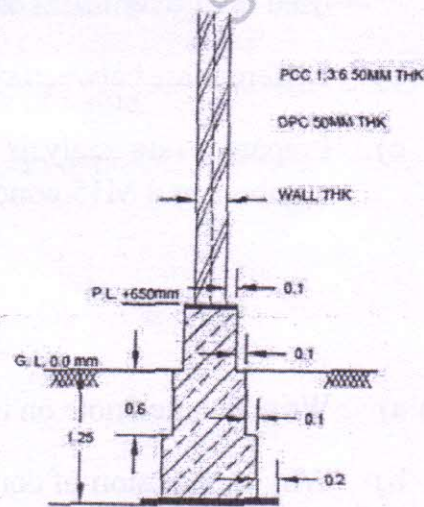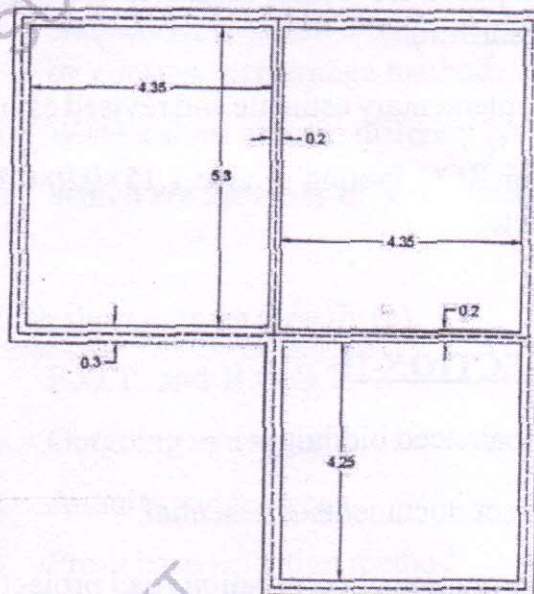
TYPICAL WALL SECTION

P.T.O.

Q2) a) What is the importance of specification? Write brief sample specifications of plastering, brick masonry, and excavation. **[10]**

b) Enlist the task work of mason for the following works: **[5]**

    i) Plain cement concrete in plinth and foundation.

    ii) Brick work in foundation.

    iii) RCC in superstructure.

    iv) Un coursed rubble masonry.

    v) 12 mm thick cement plaster.

Q3) a) Write short note on overhead charges, transportation charges and price escalation. **[7]**

b) What are the different types of approximate estimates? Explain the method of estimate for an industrial shed having several long bays. **[8]**

Q4) a) What are the various purposes for which estimates are prepared and used in a government organization? **[5]**

b) Differentiate between supplementary estimate and revised estimate? **[5]**

c) Prepare a rate analysis for RCC footing of size 1.15×0.9×0.35, two in numbers and M15 concrete. **[5]**

SECTION-II

Q5) a) Write detailed note on unbalanced bidding. **[5]**

b) Why preparation of contract documents is essential. **[7]**

c) Draft a tender notice for a municipal corporation road project of 20 km in and around the city worth Rs. 20 crores. Assume any other suitable data. **[5]**

Q6) a) Why valuation needed? Write the significance of land value in reversion.**[5]**

b) An RCC framed G+2 building is constructed on a plot having details:**[12]**

    i) Plot of land 500 Sqm, present rate is 3000/- per sqm.

    ii) Net yield = 9%.

    iii) B.U.A. is 350 sqm/floor @ construction rate of Rs. 6500 per sqm.

    iv) Life of building is 50 years.

    v) Repair & maintenance @ 1/12 of gross rent.

    vi) Municipal tax @ 15%

    vii) Management and miscellaneous charges @ 8% of gross rent

    viii) Insurance premium @ 1%

    ix) Gross rent Rs. 5 lac p.a.

    x) Compounded interest on sinking fund @ 9%

    xi) Property taxes @ 5% of gross rent

Work out the fair value of property.

Q7) a) A tower crane was purchased for Rs. 10 lacs. Assume salvage value of crane as Rs. 1 lac after 12 years. Find its book value at the end of 9 years by constant percentage method. **[7]**

b) Write a short note on different types of value. **[5]**

c) Which are the types of lease discuss in detail. **[5]**

Q8) Write short note on (any three). **[16]**

    a) B.O.T. and B.O.O.T.

    b) Outgoing in a society

    c) Annuity and its types

    d) Profit base valuation method

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