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B. E/B.TECH (FULL TIME) DEGREE END SEMESTER EXAMINATIONS, APRIL/MAY 2012

CIVIL ENGINEERING BRANCH

SEVENTH SEMESTER – REGULATIONS 2008

CE 9404 ESTIMATING, COSTING AND VALUATION ENGINEERING

Time: 3 hours

Max. Marks: 100

Answer All Questions

Part – A (10x2 = 20 marks)

1. Approximate cost of a 300 bed Hospital is to be arrived at for getting budget allocation during the year 2012. How will you estimate the approximate cost?
2. Show by a simple example that the Center Line Method of measurements is easier than other methods.
3. What is the distinct difference between the specifications for 'Floor Slab' and 'Roof Slab' of an RCC water tank?
4. What is an unbalanced tender?
5. How do you derive the rates for shuttering for slabs for upper floors from that for first floor?
6. What is the purpose of Digital Signature Certificate (DSC) in e-tendering?
7. What is the type of contract adopted in Public Private Partnership Programs?
8. When do you resort to appointment of a Third Arbitrator for resolving disputes between the employer and employee?
9. Differentiate 'Defect Liability Period' (DLP) from 'Contract Period'.
10. Write the importance of Guideline Value in valuation of land in Urban Areas.

Part – B (5x16 = 80 marks)

11. Define depreciation and explain four methods by which the properties are valued using the concept of depreciation. (16 marks)
12. A) (i) Distinguish between 'Revised Estimates' and 'Supplementary Estimates'. (8 marks)
(ii) Write in detail the components of Detailed Estimates (8 marks)

OR

12. B) Take out the quantities for the following for the plan shown in Figure 12 B. Assume suitable sizes for doors, windows and ventilators and ignore the partition walls.
(i) Inside plastering with ceiling height of 3 m (8 marks)
(ii) Outside plastering with a total height of 4.2 m (8 marks)
13. A) (i) Define Standard Data and explain how they are prepared. (8 marks)
(ii) Define Schedule of Rates and explain the method of preparation. (8 marks)

OR

13. B) (i) What do you understand by Rate Analysis? (4 marks)
(ii) Show by an example how the rates are arrived at for making 10 SQ m of RCC slab including Fabrications of Steel and Shuttering for Laying of Slabs. (12 marks)

14. A) Design a detailed tender notice for construction of a class room block costing Rs. 10 crores in an University campus. Bring out the critical dates for various events, the Earnest Money Deposit (EMD) to be paid and eligibility conditions to be met by the bidders while participating in the tendering. (16 marks)

OR

14. B) Write short notes with reference to TINTT ACT 1998 and Rules 2000
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|--|-----------------------------|
| (i) Publicity of tenders | (ii) Opening of tenders |
| (iii) Eligibility Criteria for tenderers | (iv) Evaluation of tenders. |
15. A) (i) A property was purchased in the year 2005 at a cost of Rs. 200 lakhs. The owner spent Rs. 25 lakhs in the year 2006 and another Rs. 25 lakhs in the year 2007. He has been receiving a Gross rent of Rs. 3 lakhs and has been incurring an expenditure of Rs. 0.50 lakhs per year on maintenance and management. If the owner decides to sell away the property in 2010, what would be his expected value from the property at an interest rate of 5%? (8 marks)
- (ii) A prospective buyer collects the following information about a building constructed in the year 2005. (8 marks)
- (a) Extent of land is 240 sq. m.
 - (b) The market rate of the land in the nearby area is Rs. 1 lakh per sq m in the year 2012
 - (c) Built up area of the building is 480 sq. m.
 - (d) Construction cost is Rs. 12,000 per sq. m. in 2012.
- What will be the buyer's assessment of the building by replacement method with a depreciation of 5% p.a.?

OR

15. B) (i) A building is likely to generate an income of Rs. 10 lakhs per year up to 2040, if renovation is under taken for Rs. 25 lakhs by the year 2015. What will be the buyer's assessment of the property at 5 % interest rate during 2012. (6 marks)
- (ii) Write a valuation report for the above building assuming suitable data. (10 marks)

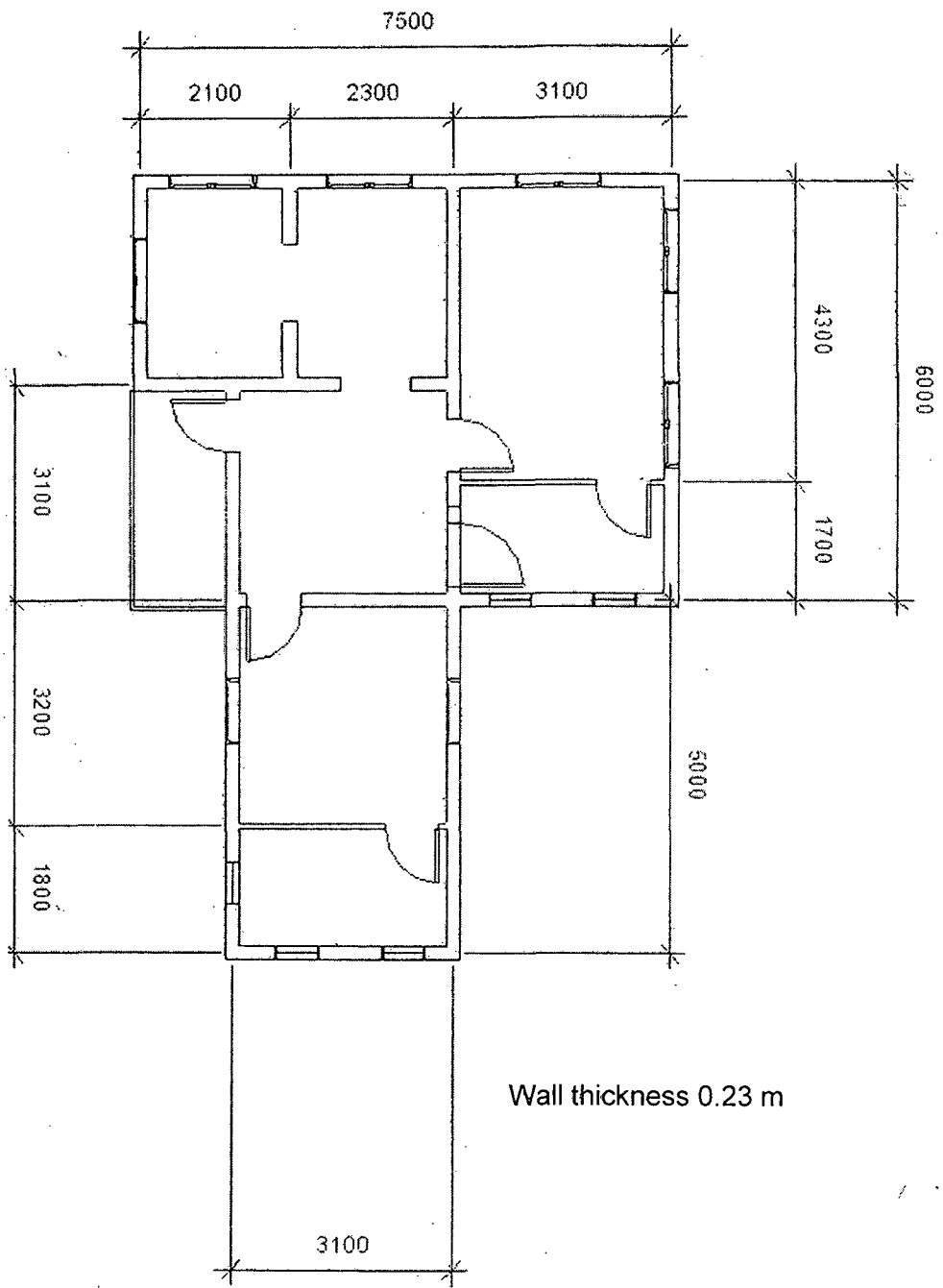


FIGURE 12 B